
ALMADALE VILLAGE

Neighborhood Notes | New Neighbors

President

Bill Powell

Vice-President

Architectural Committee

Jan Hamilton

Secretary

Pool; email; website

Dennis Craig

Treasurer

Eileen Olewinski

Members-at-Large

Larry Presley

Kerrye Threlkeld

Beth Gurner

Website

almadalevillage.info

Property Manager

Daphne Winton

901-412-4303 m

P.O Box 1525

Collierville TN. 38027-1525

FROM THE VILLAGE HOA

The Almadale Village Board of Directors has managed the following changes since the June 2026 newsletter:.

- The pool is closed for the season. Thank you to everyone for keeping the pool areas clean and closing the umbrellas when leaving.
- The On-going Landscape improvements and replacements, including:
 - Replacement of dead or damaged trees in the common areas; and at homeowner's neutral strips at homeowner's expense.
- As mentioned in all of our newsletters, Village finances continue to be watched closely by the BOD to maintain our 22-year-old neighborhood. Our budget and balance sheet is always at the end of each newsletter.
- We've welcomed new neighbors since the last newsletter. Their names are included at the end of this newsletter.
- **An important reminder:** The Architectural Committee must approve landscaping, lighting or exterior changes, including house, front door

or shutter paint colors, and roof shingle colors (unless the colors/styles are identical to previous.).

- Our web site (<https://almadalevillage.info/forms-documents/>) has the forms. Send the completed form to the Architectural Committee chair, Jan Hamilton (janeille304@yahoo.com)
 - Our long-time HOA landscaper, Trey Cowan, keeps our neighborhood looking neat and attractive. He also works with homeowners for landscaping ideas and planting. Contact him if you need help with changes or additions to your yard.
 - Beau Voir Landscaping
 - text (901) 262-9985
 - email at tcowaniii@msn.com
1. The semi-annual dues invoice was sent out in June **by email** vs. regular mail. Email allows us to save a lot in postage. However, you must let our manager know if your email address is not correct or has changed. Regardless of whether or not you received the email, the \$600 is still due the first of January and July.

2. Send the payment to:

Almadale Village

PO Box 1525

Collierville 38027-1525

- We encourage the use of your bank's auto-pay system to automatically pay every 6 months. (There is a provision for auto-payments built into our payment system, for a \$25 fee).
 - Fines are in place for late payments and will accrue with interest.
3. Daphne Winton, our property manager, can always assist you.
- a) She should reply to you via email once received.
 - b) She should then provide an estimate on the time necessary to resolve the problem.
 - c) You may also contact a board member by clicking on their name in the left column of the first page of this newsletter
 - d) Lastly, It is important to keep our neighborhood directory as up-to-date as possible.
- If you have not received the latest directory via email as a .pdf, contact Dennis f both directories (by last name and by street).

- Contact Daphne ASAP with any directory updates **or email addresses!**
4. The 2026 Annual Almadale Village Homeowners Association meeting will be held on October 12th, 6:30pm at the Collierville Library.
- You should have received the notice via regular mail along with a proxy. Additionally, reminder signs will be placed at each entrance to the Village before the meeting.
 - The HOA Board of Directors are in the process of having our neighborhood Covenants and By-laws updated and re-written.
 - The BOD has met with our lawyer, and are satisfied with the re-write.
 - There will be a meeting for all HOA members to ask questions of our lawyer in a Q & A session. We are anticipating that meeting in early November.
 - You will be notified of that meeting via email and US Mail soon.
5. As the Holidays approach, our current Covenants specifically state:
- Outdoor Christmas decorations and lighting may be displayed no earlier

than Thanksgiving and no later than January 10th of each year.

- The Board of Directors respectfully request no “blow up” style decorations in yards.
- The BOD wants to emphasize that all year-round decorations be reasonable and conservative in keeping with the overall look and style of our neighborhood.
- Your cooperation is appreciated by your neighbors and the BOD.

New Neighbors:



Chris & Alicia Miller
1784 Penshurst Dr.

Your HOA Board of Directors wish you
 Happy Holidays
 Happy New Year

Profit and Loss		
Almadale Village HOA		
September 30, 2026		
	Sept. Y-T-D	Proposed Budget 2026
Income		
Interest	2,947	2,100
Penalties and Fines	460	0
Services	118,800	118,800
Total for Income	\$122,207	\$120,900
Expenses		
Insurance - General Liability	5,112	4,200
Maintenance - Common Area	1,701	4,500
Maintenance - Irrigation & Sprinkler	1,021	3,500
Maintenance - Landscaping Contract	21,600	28,800
Maintenance - Landscaping Special Projects	7,656	13,000
Maintenance - Pool	4,709	11,500
Maintenance-Lighting	742	500
Office Supplies & Software	1,551	2,400
Postage - PO Box Rental	332	250
Property Manager	5,346	7,128
Taxes & Licenses	21	21
Telephone - Pool	661	835
Social Events	1,182	1,200
Utilities - Gas	5,272	6,600
Utilities - Water	3,819	5,800
Total for Expenses	\$60,725	\$90,234
Other Expenses		
Special Project - Covenants & Bylaws Revision	2,440	0
Special Project - Landscape Enhancements	10,225	15,957
Special Project - Fences	17,276	17,276
Special Project -Unallocated for 2026 Year	0	0
Total for Other Expenses	\$29,941	\$33,233
Total Expenses	\$90,666	\$123,467
Net Income (Deficit)	\$31,541	-\$2,567

Balance Sheet as of Sept 30, 2026	
Current Assets	
Cash in Bank - First Horizon	49,864
Certificate of Deposit - Pinnacle	100,000
Accounts Receivable Homeowners	3,365
Total Current Assets	\$153,229
Liabilities and Net Worth	
Liabilities - Deferred Revenue	1,128
Capital	120,560
Net Income	31,541
Total Liabilities and Net Worth	\$153,229