March, 2025

Hello VOP residents,

I want to share some things that the Board and I are hoping to accomplish for you in the coming months. One of our goals is transparency. That means communicating as much information about how your Board and management company work for you. The new portal that can be accessed from our website vopjax.com or thru tpam.biz thru Homeowner Portal on their home page can provide you with your personal account information about dues and can also link you to public HOA records like our CCRS, forms for Architectural Reviews for modifications to your homes or contracts and proposals and other information about the state of your HOA. The new board has been diligently looking for ways to better communicate to all 647 residents but we will need your input in order to accomplish this. Right now we are utilizing our message boards, email and FB to try to reach as many residents as we can! We want to be able to effectively communicate so we can get things done in an efficient manner and not delay responses. For this reason, we are holding Board meetings every other month, Architectural Review approvals once a month (so you can get started on those changes or improvements on your homes quicker). Openly inviting all residents to all of the board and committee meetings and starting ZOOM meetings again to make attendance easier. We will try to have all meetings on site unless weather dictates otherwise as we have a contingency to use the Library (for free). Feel free to offer other suggestions. We appreciate input!

Another goal is to try to not have to raise dues if we do not need to. One way the entire board is hoping to accomplish this is to make sure we are prudently looking at budget expenditures whenever getting proposals and making sure all future contracts are fully vetted and once in place are subject to inspection to make sure that what we have contracted for is what we are getting. We all have to live by a budget and trimming the budget means we can comfortably live within our means and still accomplish great things!

That brings me to what I feel is very important to Villages of Pablo: Volunteerism. I want to sincerely thank the volunteers who step up every day to make sure we can get things done! The goal for volunteers is to let each person choose what they would like to sign up for and we will communicate what is expected whenever we put out a request. If anyone wants to suggest a committee or an activity to be considered, please let us know. I know life is busy and hectic but just a few hours a month or less is not too much to give back to our beautiful community!

Just want to say that I am glad the Food Trucks are Back and I hope the community continues to support them. Projects are getting done and with the hiring of the new landscape company, Bland Landscaping, I am looking forward to enjoying the changes that spring and summer will bring in the coming months to our community. Yoga by the lake Anyone??

Thank you!

Kathy A. Davitt

VOP President