

Bella Vista Townhouse Association Newsletter

BOARD OF DIRECTORS

Connie White – President
Rick Mayes – Vice President
Tom Guarino – Treasurer
Lanni Johnson – Secretary
Julia Landry – Director
Shauna Geers – Director
Andy McClish – Director

We would like to extend our sincere gratitude for the opportunity to serve you!

2026 ANNUAL ASSESSMENT

The Board of Directors are pleased to announce that the Annual Assessment of \$1,080.00 or \$90.00 monthly, will have a 0% increase and will remain the same for 2026.

If paying annually, payments are due on January 1st, 2026.

If paying monthly, payments are due on the 1st of each month.

Covenants entrust the Board with the responsibility of ensuring your Association's ongoing financial viability. While the Board can raise assessments up to 20% annually, increases are only implemented when necessary.

2026 CART SHED INCREASE

Effective January 1st, 2026, the cart shed rentals will increase by \$10.00 per month. Due to our aging sheds, the increase will allow for additional maintenance repairs to the structures and roofs.

The average rental rate in our area, for sheds our size, is around \$70.00 per month. We are happy that we can offer you a better rate than the area average.

New Rates:

2025 rate of \$25.00 will be increased to \$35.00

2025 rate of \$30.00 will be increased to \$40.00

If you are currently enrolled in BVTA's ACH program, we will make the update for you. If you are enrolled for autopay through another program, you will need to update your payment details through that entity. If you aren't sure how you pay, please contact the office for assistance.

We currently have no vacancies, but if you would like to be put on a waiting list, please contact the office.

TOWNHOUSE FACTS

- BVTA's first court was developed in 1970, which is Drake Court.
- BVTA consists of 17 Courts and 1,048 townhomes.
- In 2024, we hauled away 164 loads of dry weight leaves, which is equivalent to 172,700 lbs or 86.35 tons. (This doesn't include what we blew into the common areas)
- 1,074 work orders completed in 2024.
- 867 work orders completed from January to October 2025.
- BVTA has approved 127 home improvement permits from January to October 2025.
- 101 Ownership changes in 2024
- 63 Ownership changes from January – October 2025.

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LOOKING FOR A PARTY SPACE?

Don't forget about our Recreation Hall that's available for rent!

40 people (max)
Mini-Kitchen
Two Restrooms
Wi-Fi
55" Roku Smart Tv
Propane Grill
Fenced in Patio
Tables & Chairs.

Rates

BVTA Owner – \$50.00 a day

POA Member – \$65.00 a day

Non-POA Member – \$75.00 a day

\$100.00 refundable security deposit is required.

PERMIT APPLICATIONS

Please check with us before starting any exterior remodeling. BVTA, the ACC and/or the City require permitting for any exterior work being done. For more information on the permit process, please visit our website at: www.bvth.eunify.net.

BOARD MEETINGS

The Board of Directors meet every 3rd Wednesday of the month in our Recreation Hall at 4:00 pm.

ASSESSMENT PAYMENT OPTIONS

Credit Card – Via PayLease.

Electronic Check – Via PayLease or Alliance Association Bank.

ACH Scheduled Payments – ACH payments are setup through our office. Please contact us if you would like to be on ACH.

Check or Money Order – There is a \$5.00 check processing fee for all checks or money orders sent into the office. If you pay 6 months or more, no fee.

Cash – Please include address and/or owner #.

If you haven't registered on our website and you would like to setup one of our payment options, please follow the below steps:

1. Go to our website – www.bvth.eunify.net
2. Click on "Owner Login".
3. Scroll down the page and click on "Initial Registration" link.
4. Enter your account number, street number and email address. If you don't know your account number, please contact us at the office for assistance.

Initial login information will be sent to the specified email address. Follow the instructions in the email to complete the registration process.

Late & Interest Fees

Payments made on or after the 15th of each month will incur a \$10.00 late fee.

Delinquent balances on the 30th of each month will incur an additional \$9.00 interest fee.