



WELCOME!

You have chosen to live in a community consisting of 25 households called Woodland Valley Estates (WVE). We are surrounded by natural beauty, and our development is bordered on the East and the North by the Army Corps of Engineers property.

In addition to the formal covenant, the following information will help familiarize you with your new community and some of the day-to-day details.

◆ Costs

You will be billed twice a year—due February 15 which will cover costs accrued from July 1 through December 31, and due July 15, which will cover costs from January 1 through June 31. Each bill you receive will consist of:

- ◆ \$120.00 Association dues for your home and \$60.00 for each undeveloped lot you own. This money is used to purchase liability insurance and to pay taxes on common use land. The money is also used for mowing and upkeep of entrance, parking, and paths on common Association property. In addition, there is a shared responsibility with Johnson County and other neighboring Associations for the upkeep and repair of a portion of Stewart Road. Dues also cover minor road repairs to our Association road, snow plowing, postage, printing, and office supplies.
- ◆ \$77.00 for weekly trash and recycling removal. This amount is each property owner's share of the bill we receive from Johnson County Refuse. You are billed this amount whether you have trash one week or not.
- ◆ Water usage per gallon charge, which pays for minor well repairs, the electricity that operates the well pumps, the water testing, and a small amount set aside in the budget for future well improvements or major repairs.
- ◆ \$250.00—an assessment for future road repairs will be collected and placed in a separate account. This will occur with the July 2007 and February 2008 billing periods.

◆ Meetings

Your voice is important. Our Association has an annual meeting held in March or April. The meeting/potluck is usually held in one of the Association members homes late on a Sunday afternoon (volunteers welcome for hosting the meeting!). It is crucial to try and send at least one member of the household to discuss issues, voice concerns, and vote. Each lot is counted as one vote—if you own two lots you get two votes. The first hour is just socializing time to meet new neighbors, eat, and catch up with news of family, trips, etc.

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◆ **Officers**

There is a Board of Directors, consisting of three persons, that make up the governing group for the Association. One person in the group is selected by the group to be the contact person for any Association business. Elections take place at the above-mentioned annual meeting.

◆ **Association Land (Common)**

The Association owns 6.42 acres of prairie land that is not suitable for building sites, but provide a wonderful place to walk and enjoy nature.

◆ **General Services**

Mediacom offers a package which includes cable, high speed internet, and phone (1-800/332-0245)

Qwest offers a package which includes digital TV, high-speed internet, digital voice, and wireless (800-981-2489)

You can pick either Mediacom or Qwest, or you can pick & choose between the two companies.

Fire Department—North Liberty (routine, 319/626-5717, emergency 911).

Law Enforcement—Johnson County Sheriff (routine, 319/356-6020; emergency, 911).

Post Office—Iowa City (319/354-1560, extension 4).

School District—for information on schools, call 319/688-1000.

Trash Pick-Up—Provided by Johnson County Refuse (319/828-4498 or 319/330-1726). Pick up is every Wednesday. If you'd like recycling bins, call the above number and request a red and green recycling bin.

Utilities—Mid America Energy (new service, 888/427-5632)

◆ **Miscellaneous Information**

◆ Recreational bonfires are allowed.

◆ Bow hunting is allowed, as long as the hunter is legally licensed and you inform your neighbors of a hunter in the area.

◆ "Critters" you might see in the area include ground hogs; coyotes; red, gray, and black squirrels; fox, deer; opossum; raccoons; chipmunks; rabbits; and LOTS of birds.

We hope this information will be helpful to you as you settle into your new home, and that you love this place as much as the rest of us do!

*Your Neighbors At
Woodland Valley Estates*