

CEO-2022-03-12 Contractors update

Dear Greenville Overlook Neighbors,

**This past month the Board focused on continuing to secure a roster of vendors to provide high quality and reliable service to our community.** Specifically, there has been a great deal of time dedicated to soliciting, interviewing, and vetting vendors, as well as negotiating service contracts and reasonable costs. In total, over 30 vendors were considered for snow removal, lawn and landscaping, SWMS maintenance, and auditing service contracts---and we have made great progress.

Most recently, **we signed a contract with Mitsdarfer to provide landscaping and lawn cutting services for the common areas of the subdivision.**

We then turned our attention to **awarding the contract for servicing the community's stormwater and sewer maintenance (SWSM) system.** Selecting the right vendor for our SWSM needs is critical given the fact the New Castle County inspector found our SWSM retention ponds and drains were not in compliance with county guidelines due to poor maintenance by the previous vendor. The current Board met with the inspector, reviewed the problems, and negotiated an agreement that eliminated some of the violations and allowed us to phase in the improvements needed over a two-year period. This approach also spreads the costs over two years and allows us to focus more effectively on specific problems areas. Finally, **after a thorough review and negotiation, we chose McDonald Lawn and Landscape Contractors to fix the immediate SWSM problems and to perform ongoing maintenance with the expressed goal of avoiding a repeat of the current situation.** In addition, we have arranged for coordinated inspections of our SWMS with the New Castle County officials, so we make sure our vendor keeps GVOL in compliance with county guidelines. With this selection, we have successfully upgraded our service provider and managing processes all while staying within the budget allocation for this line item.

Going forward, as an extra measure of rigor, we have assigned Board Member Hugh Wang and our HOA Management Company to conduct routine inspections of the SWMS and all GVOL common areas to ensure we are aware of their conditions on a regular basis.

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**Budget**

The Board exercises thoughtful and transparent management of the HOA budget and is proud to share that **there is a surplus of \$2,500 in the operating budget.** These funds will be held in the central budget and deployed against community needs as warranted in the future.

And to ensure budget correctness, **we have contracted with Robert C. Bezgin, CPA, to conduct an audit of our finances.** Once we receive the final audit report, we will post it to the new HOA [website](#).

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## **Bylaws**

With vendor selection concluding, The HOA Board is committed to **dedicating time and attention to the enforcement of violations and a full review and updating of the Bylaws**. The Board has already increased enforcement activity via the HOA Management company and has also appointed a Bylaws Review Committee made up of Board members and homeowners. Until such time as the community has approved any proposed modifications, the Board vis-à-vis the HOA Management Company will continue enforcing the current Bylaws.

## **Community Reminders**

**HOA Community Website.** Please be sure to **visit the new HOA website at [www.GVOL.net](http://www.GVOL.net)**. The website is designed to be the community's destination for the information you need and want as a homeowner.

**Neighborhood Safety.** We continue to have ongoing contact with the police who are providing updates on crime in the area and the status of burglary investigations. Although the police continue to surveil our neighborhood, **we want to encourage everyone to continue taking small but meaningful actions that the New Castle County Police Department recommended.** Specifically, **turn on your porch and garage lights at night, close your garage doors, arm your security system whenever you leave home, and install a security camera** on your front door.

Thank you all for continuing to be good neighbors committed to a beautiful and harmonious community.

Mike Nardo,  
HOA Board President