Lima Valley Community Association Newsletter
Fall 2026

Mgmt Company:	Above and Beyond Community Management, Inc (ABC Mgmt)
Property Managers:	Moriah Fair
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LVCA ANNUAL MEETING
Monday, November 16th at 6:00 p.m.
Bethel United Methodist Church

Our management company (ABC Mgmt) will be conducting our annual meeting this year. We hope you can attend!

Important News to Know:

* **In an attempt to reduce costs, the Spring and Fall newsletters are being emailed to the resident's email address on file with ABC. If you have not already, please provide a current email address to ABC via phone or email (above). The newsletter is also available on the ABC website.**
THIS IS THE LAST PAPER NEWSLETTER THAT WILL BE MAILED VIA USPS MAIL
* As a reminder, there is a City Ordinance prohibiting blocking the sidewalk when parking in driveways. If reported, the vehicle owner can be fined.
* New board members will be voted on at the annual meeting. If you are interested in serving on the board, please contact Moriah at the number above. Serving on the board requires a minimal time commitment as we only formally meet approximately three times during the year.

ASSOCIATION DUES

The current annual dues for 2026 are $95.00.
The annual dues for 2027 will remain at $95.00.
If you have not paid your 2026 dues, please do so immediately as they are PAST DUE.
All delinquent dues that are not paid by the end of the year will be turned over to our attorney for collection.
If your account is turned over to the attorney, you will be responsible for the attorney fees.
Dues payments may be mailed, dropped off at ABC's office (drop box or in person), or paid online (Paypal fees apply).

TRICK OR TREAT

Halloween is at the end of the month. Hopefully many children will be participating in this annual event.



Official trick or treat hours are on Saturday, October 31st
5:30 p.m. to 7:30 p.m.

Please watch your speed as the masked ones will NOT be watching for you!
Please turn on your porch lights if you will be handing out treats.

FALL IS HERE! IT'S TIME TO RAKE YOUR LEAVES!

It's time to rake your leaves. Please place them into bio-degradable lawn bags or rake them to the strip between your sidewalk and the street (the park strip) to be picked up. **DO NOT** rake or blow them into the street (this is a city ordinance), into the center of a culdesac, or into LVCA common ground.

THERE ARE TWO COLLECTION DATES FOR OUR SUBDIVISION (NORTH)

NOVEMBER 2 - NOVEMBER 7 and NOVEMBER 30 - DECEMBER 5

The fall is a great time for adding some new landscaping and cleaning up your property. We all need to make sure the appearance of our homes add to the neighborhood property values.

DAYLIGHT SAVINGS TIME ENDS SUNDAY, NOVEMBER 1ST

Remember to set your clocks back one (1) hour before going to bed (Spring forward, Fall back). It's also a good time to replace the batteries in your smoke detectors.



CHRISTMAS DECORATING CONTEST

Due to the lack of participation in judging, we are discontinuing the Christmas Decorating Contest.

GENERAL ASSOCIATION INFORMATION

TRASH & RECYCLE: Our trash and recycle day is on Tuesday

Per City Ordinance, trash and recycle carts are NOT to be stored in the front of the residence.
If they are left outside, they must be located either at the side of home (minimum of 10 ft back from the front of the home) or in the back of the home.
Carts should not be moved to the curb prior to noon on the day before scheduled pickup.
Carts must be removed from the curb by noon the day after collection.
If you need to order a trash or recycle cart, please call 311.



ARCHITECTURAL CHANGES: Require review and approval PRIOR to beginning



Residents must obtain and complete an application for building and receive approval PRIOR to beginning construction of a shed, fence, deck, swing set, etc. The application and guidelines are available on ABC's website or you may call ABC.



PET-FRIENDLY NEIGHBORHOOD - but owners do your part

This is a reminder to those of you who are dog owners. When you take your furry friend(s) for a walk in our neighborhood, please remember to take something along to clean up after your pet (scooper or bag). The City Ordinance requires that dogs be on a leash and that you clean up after your pet.



SPEED LIMIT: 30 MPH in LVCA

Please remember that we have many children in our neighborhood. Please slow down and watch for the kids that might run out from around cars parked on the street and into your path.

YARD LIGHTING - Keep yourself and your neighbors safe



Per our LVCA guidelines, yard lights need to be turned on from Dusk to Dawn. The most efficient and fail-safe way to accomplish this is to have a sensor on your yard light. If your yard light is missing or doesn't work, the garage lights and/or porch light should be turned on.

MANAGEMENT COMPANY RESPONSIBILITIES

Invoicing and collection of annual dues; late payment tracking, attorney referrals
Finding, contracting and paying for the mowing of the common areas
Finding, contracting, and paying for snow removal services
Scheduling and paying for common ground repairs and liability insurance
Maintaining HOA state and local compliance requirements
Scheduling and advertising for the Association Garage Sales
Reviewing and approving architectural apps per the covenants (board has final approval)
Receiving phone calls and emails from residents; providing info and resolutions
Conducting annual meeting

LVCA Board Members

President	David Hathaway
Vice President	Open
Treasurer	David Hathaway
Secretary	Cathy Lepley
At Large Member	Becky Clifton
At Large Member	Kurt Uhen
At Large Member	Sharon Stout

Note: Any resident is permitted to attend a board meeting, but only board members may speak. Attending a board meeting allows residents to gain knowledge about the board's activities and is an opportunity to learn how the board operates and what kinds of decisions the board makes on the association's behalf.

White Chocolate Raspberry Cookies



½ c. unsalted butter, softened
¼ c. + 2 T. light brown sugar
¼ c. + 2 T. sugar
1 t. honey
½ T. vanilla bean paste or extract
1 large egg
1 ¾ c. flour
¾ t. salt
½ t. baking soda
½ c. freeze-dried raspberries
6 oz. white chocolate melting wafers or almond bark
Flaky sea salt

Preheat oven to 350°.

In mixing bowl, beat butter and sugars on medium speed for 2-3 mins until smooth and fluffy.

Add egg, honey, and vanilla. Mix until fully combined and emulsified.

Add flour, salt, and baking soda and mix until just a few flour streaks remain. Fold in crushed raspberries.

Scoop dough approximately 1.5 oz balls and place on lined baking sheet. Chill in frig for 15-30 mins.

Bake for 11 mins or until edges are slightly golden and set and centers look soft and pale.

Allow to cool for 5 mins on the baking sheet and then transfer to cooling rack. Sprinkle with flaky sea salt.

While cookies cool, melt the white chocolate in the microwave or over a double boiler. Once the chocolate is melted, spoon ½ T amount on parchment paper and immediately place a cooled cookie on top, pressing down lightly until chocolate reaches the cookie's edge. Allow to rest for 3-5 mins until chocolate has set. If desired, drizzle additional white melted chocolate on top of each cookie.