

Lima Valley Community Association Newsletter

Fall 2025

Mgmt Company: Above and Beyond Community Management, Inc (ABC Mgmt)
Property Managers: Moriah Fair
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LVCA ANNUAL MEETING

Monday, November 17th 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).**
- * 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 2025 are \$95.00.

The annual dues for 2026 will remain at \$95.00.

If you have not paid your 2025 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 Friday, 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, into the island in your culdesac, or into LVCA common ground.

**THERE ARE TWO COLLECTION DATES FOR OUR SUBDIVISION (NORTH)
NOVEMBER 10 - NOVEMBER 14 and DECEMBER 8 - DECEMBER 12**

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 2ND

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 CONTEST

The Christmas contest will be held again this year and there will be two (2) winners. **Judging will begin on Sunday, 12/14/25 and all scoring sheets should be submitted to ABC no later than Friday, 12/19/25.** Be sure to have your lights on during this time so the judges don't miss your great decorations. Judging/scoring sheets will be available at the annual meeting.

The 1st place winner will receive a \$50 prize and the 2nd place winner will receive a \$25 prize. Good luck to everyone and we look forward to seeing your decorations.



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.

Better-Than-Takeout Beef with Broccoli

1 -1.25# flank steak, sliced into thin strips (1/4" thick)	
1/4 c. cornstarch	1/2 c. water
3 T. olive oil, divided	3/4 c. dark brown sugar
2 T. sesame oil, divided	4 - 6 c. broccoli florets
4 cloves garlic, finely minced	2-3 green onions, sliced 1/4"
1-2 t. ginger (to taste)	Red pepper flakes, optional
1/2 c. soy sauce	Sesame seeds, optional for garnish



To a large ziplock bag, add steak & cornstarch. Seal & toss to coat. Set aside.

To medium saucepan, add 1 T olive oil, 1 T sesame oil, garlic, and ginger. Heat on medium heat for about 1 min until fragrant.

Add the soy sauce, water, & brown sugar. Stir until dissolved and bring to boil and allow to boil for 2-3 mins. Reduce heat to low and simmer for about 5 mins until slightly thickened.

To large skillet, add 2 T olive oil and 1T sesame oil and sear steak. Cook for 5-7 mins until cooked through, flipping intermittently.

Add the broccoli. Evenly drizzle in the soy sauce mixture (will bubble up). Toss to coat evenly with sauce. Simmer 3-5 mins on medium heat or until broccoli is as crisp tender as desired.

If sauce hasn't thickened to desired thickness, make slurry with 1T cornstarch & 1T water and add to skillet and stir for about 1 min. Repeat as needed.

Turn off heat, add green onions, garnish as desired, and serve.