

VOICE OF THE VILLAS

March 13, 2025

From JIM LARR TO All Villas Residents

The Chestnut Creek Masters Association (CCMA) needs around 100 more votes before the next rescheduled annual meeting next Wednesday. You can do it online at Keys-Caldwell.com. If you have difficulty and need a paper ballot, please notify Jim Larr at jlarr57@yahoo.com.

Also if CCMA does not get at least 2 more Board Members, we risk having to have the Assn go into Receivership which will be costly as they will have to be paid salaries as well as any and all expenses. See following message for additional details.

Hello Chestnut Creek Neighbors.

This is a quick reminder to do your part to ensure the Chestnut Creek Master Association can conduct the annual business of the Association for 2025. At a minimum, we need to cast a ballot or create a proxy ballot to meet the quorum requirement necessary to hold an Annual Meeting. As many of you are aware, we failed to meet this minimum in January and subsequently needed to spend more money to rent the meeting place and resend the Notice of Meeting/Agenda with updated Ballots. It is important to understand that even if you submitted a ballot or proxy for the January meeting, you will need to submit another for the meeting on March 19th. As of this writing, the Association still needs to have over 120 votes collected.

The best way to vote and to keep up with community activities is to visit the Keys-Caldwell website and vote electronically. Otherwise, there are still paper ballots, and someone will be happy to get you one if you need.

Finally, there are currently only 3 members on the CCMA Board. This number does not allow the Association to conduct the month-to-month business. If we fail to have at least one more person volunteer to become a Board Member, there is a likelihood that the Association will default into receivership and be run by State appointed attorneys at great expense to the Association. Please consider joining the Board.

*Respectfully,
Jeff Hartman
President, CCMA*



ST. PATRICK'S DAY -- WEARING OF THE GREEN -- POT LUCK PARTY

Sunday, March 16th

See pool bulletin board to sign up.



FISION/HOTWIRE is coming to the Villas.

Representatives of the company will meet with Villa residents on Friday, April 11 @1:00 pm, at Jacaranda Library, to explain the process and answer your questions. An email notice will be sent to each resident for your RSVP if you haven't already attended their first orientation meeting in February.



After many years of dedicated service as Co-Chairs of the Special Events Committee, **JERI HAAS** and **ALICE KIENITZ** are taking a much deserved retirement. We thank them, and previous Chair **EILEEN DEIMLER**, for countless pool parties, gazebo gatherings, trips, dinners on-the-town, garage sales, and so much more. Their hospitality has made the Villas the friendly community it is.

To continue this tradition for our neighborhood, new leaders and volunteers are needed to plan for the next season. Jeri and Alice will help to set the stage for the transition. If you would like to learn more about how you can keep the party going, please reach out to Jeri (941.493.0236) or Alice (989.274.9827).



VILLA WEBSITE

<http://www.myvocc.com/>

Resident Directory Password: VillasCC1.

***Any changes to your contact information in directory,
kindly email updates to John Gerber: jeg80@comcast.net***

Chestnut Creek Master Association (CCMA)

<http://www.chestnutcreekvenice.com>

Facebook Page

Villas of Chestnut Creek Neighbors

The most recent Villa Resident Directory is attached. Kindly review your contact information and forward any edits to John Gerber jeg80@comcast.net.