



Village at Bentley Park Newsletter

September 2026

Dear Residents,

As we begin our transition from 2026 to 2027, your Board wishes to share with you some of this year's and future activities. Guided by our planned priorities, 2026 is looking to become a very successful year. Expenditures are consistent with expectations and year-end results are expected to be positive. Planned contingencies have allowed us to fund major, unexpected projects including breaks in our aged infrastructure (e.g. water pipes) and the sharing of costs to repair the destroyed bridge and eroded spillway in the park. Highlighted improvements follow:

- Sealing and repair of all driveways.
- Continuation of our program to eliminate tree-related hazards
- Repair and maintenance of carports
- Accelerated response to numerous waterline/irrigation repairs
- Plantings on common property along Bentley Drive
- Correction of numerous safety conditions (e.g. handrails)

Combined with these projects, there has been a determined effort to administer standards included in our by-laws which govern property maintenance. Based on regular surveys of the community, owners of properties in violation of these standards have been notified and asked to correct them. Response to these notices has been very positive thereby adding to the appearance of our community. In those instances where required improvements have not been made, sanctions have been carried out in accordance with our by-laws.

Note: This newsletter and its highlights pertain only to the 143 units within the Village at Bentley Park. The pool complex and park area are governed by the Bentley Park Community Association.



Finances are sound. For the second year in a row, we have received a laudatory report from the Independent, Certified Public Accountant. As noted, our carefully prepared budget has enabled us to address this year's expected and unexpected costs while also establishing a sound financial foundation for the future by continuing to develop our reserve account.

Plans for 2027 are shaping up nicely. To guide us, the following priorities have been defined for the purpose of framing next year's budget.

- o Contain any increase in the annual fee without diminishing current services
- o Provide for the further enhancement of common and private grounds
- o Avoidance of any short- or long-term need for special assessment.
- o Provide for the continued development and implementation of reserve funds in accordance with previously defined guidelines.

Given this framework and its implementation to date, there is good reason for optimism. The initial budget draft projects no increase in expense. And consensus is developing around the need to upgrade our irrigation system and the condition of the carports. Studies for each of these projects are underway with a comprehensive report for the carports scheduled shortly. Similarly, a review of the irrigation system has been completed with recommendations proposed for its improvement. Each of these projects, if approved, will be finalized through our regular budget and/or reserve funds.

A matter of very special interest to the Board is the need to address the condition of roofs throughout the community, especially those which are 20 or more years old. This matter is of great importance for two reasons. First, because of the weather in our area, older roofs are especially susceptible to damage and fire. Second, the premium on our property insurance is largely determined by the age of our roofs. (Generally, the insurance industry expects roofs to be replaced after 15 years). To assist with this matter, we have taken the initiative to secure the willingness of local



reputable roofing companies to become involved with incentives, including financial discounts to replace roofs. To date, Done Rite and No.1 Home have agreed to participate. Of course, additional companies may wish to join. (More information about this project will be sent to you soon).

Another matter of major importance to everyone is the need to consider becoming more involved in the governance of our community. The terms of 3 out of 4 board members expire this year with elections scheduled on 11/17. In addition to board membership, there are opportunities for involvement on significant study committees (e.g. finance) In the meantime, you can become more familiar with board actions by attending the following board meetings.

9/30 – Review draft of 2027 budget and regular business item

9/29 – Public forum and feedback from residents regarding the 2027 budget

10/27 – Approval of final draft of 2027 budget

11/17 – Annual meeting-adoption of budget, election of board members

Thank you for the interest and support you have already provided in the interest of our community. We wish everyone continued success and happiness.

Sincerely,

Joe Sproule,
Board President

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