



Victory District™

COMMUNITY MANAGEMENT REPORT
Victory District Association, Inc.
1st Quarter Board of Directors Meeting
March 14, 2016
www.verrado.net

Governance:

1. Executed Board Resolution | Authorization for Master Association to collect fees & assessments and adoption of the Delinquency Policy & Guidelines adopted by the Master Association | October 28, 2015
2. Executed Life Fitness Equipment Lease | Victory Club fitness equipment | \$224,710.54 | December 20, 2015
3. Exoneration of Performance Bonds #106176030 & 106176031 | The Victory Club | January 5, 2016
4. Executed Board Resolution | Victory Club Rules | Posted to www.verrado.net and www.homewisedocs.com | February 8, 2016
5. Age Qualification Verification | March 1, 2015 | 64 Total Closed Homes | 75% Age Qualification verified | 23.5% pending Age Qualification verification | 1.5% under Age Qualification

Design Review & Community Covenants:

- 4th Quarter 2015 –
- a. Design Review
 - i. 26 Applications - 19 Conditionally Approved; 7 Revise & Resubmit
 - b. Community Covenants | 0 violations

Financial Highlights (December 31, 2015):

1. Title Transfers – 10 Builder New Homes
2. Escrow Demands – 24 in 4th Quarter with Conditions and Covenants Inspections

Community Engagement:

Happy Hour with a View (Oct 1, 8, 15, 22, & 29 | Nov 5, 12 & 19 | Dec 3, 10 & 17) – Executed weekly happy hour events at The Big Patio with Victory residents and prospects, as well as members of Verrado Leadership, with the purpose of providing Victory residents the opportunity to meet their fellow Victory and Verrado community members, as well as provide prospects with a preview of community life.

Health & Wellness Lectures (Oct 10, Nov 14 & Dec 12) – Executed monthly health and wellness lectures at The Big Patio.

Getting to Know Victory & Verrado with Todd (Oct 10 & Dec 16) – These events were intended to provide Victory residents an opportunity to meet in a small setting to learn more about the past, present and future state of the community.

Bass Wrangler Club Meeting (Oct 28) – Executed the Bass Wrangler Club meetings at The Big Patio to provide Victory residents with the opportunity to meet and learn more about the club.

Studio of Fine Art (Oct 24) – The “Jackson Pollock and the Fractals” class was facilitated by artist Diane Brown with the Studio of Fine Art. The class included an art history lesson and a Picasso-inspired art project that attendees were able to keep.

The Big Patio Concert Series (Oct 3 & Nov 21) – Executed the first event of the four-concert music series at The Big Patio. The concert series was developed in partnership with the West Valley Arts Council.

Victory Café (Oct 27) – This event was intended to provide Victory residents with a chance to mingle and enjoy a cup of coffee with their neighbors.

The Giving Tree Presents Experience Matters & Robert Egger (October 25) – In partnership with the Verrado Assembly, executed a reception and guest speaker event with Experience Matters and author Robert Egger.

Paint Party (Dec 19) – KD’s Studio facilitated an art workshop where participants created a battery powered light-up painting.

Upcoming News & Events:

The Big Patio Concert Series – Lee Perreira | March 19 | 4pm | The Big Patio

Arts with a View – KD’s Studio | March 23 | 5pm | Arts with a View at The Victory Club

Experience Exchange – Smartphone Training | March 24 | 10am | Victory Hall at the Victory Club

Art History with West Valley Arts Council | March 26 | 10am | Victory Hall at the Victory Club

Encore Discovery with Experience Matters | April 2, 23 & May 7, 21 | Time is TBD | Victory Hall at The Victory Club

2nd Quarter Board of Directors Meeting | June 21, 2016