

Canterbury Croft Community Fall 2026 News Letter

The Board of Directors – The board is composed of five members. This November the terms of three members are ending and these positions are open for election. If you DO NOT LIKE what is going on; apply for an open position. If you do like what is going on, apply for an open position. We need residents who are interested in maintaining and improving the community. Contact the Management Office if you are interested and learn how to be nominated.

PECO Work – This continues to be a mess. Supposedly it is nearly done. They; PECO / Hinkle McCoy; are supposed to restore the grass and the concrete and clean up the mud. We are waiting. Danella, the management company, maintains that they have no leverage. If you (we) are not satisfied with the work and clean up complain directly to Customer Service at PECO and continue to complain until we get their attention. It is a frustrating situation.

GRASS and the Performance of the landscaping group. This seems to be inconsistent. If the yards in your area are not adequately mowed; if the beds are not adequately weeded and trimmed, let the Village Shires office know. The only way we can improve the results and appearance of the development is if all of us exercise quality control. **AS an added note – if you see weeds in the beds in adjacent to your unit, it would help if you could pick it up too. The Village Shires will routinely take care of the beds at the entrance and on the circles.**

“PARKING WARS!” – All of a sudden this is getting worse. The number of vehicles in the development seems to be increasing. The capacity is two vehicles per unit yet there seem to be multiple units with three and even four vehicles. There is just not enough room!! And parking or “overparking” is becoming a safety and traffic issue. If you have more than two vehicles for the unit you need to make some alternate arrangement. The rules for the development do prohibit the overnight parking of commercial vehicles. If you have a “work vehicle,” it needs to be parked outside of this development. The situation is unfair to the residents “obeying” the rule (your neighbors).

Dead Plants and Trees – The Board and the VS Management are paying attention to the appearance of the development and to dead or dying shrubs and trees. In the past quarter we did remove several dead bushes and trees. We continue to monitor this. In the coming months we are going to engage an arborist type firm to inspect the trees in the development and to make recommendations on the disposition and care. There are some trees that are close to units and are becoming dangerously tall and possibly unsteady. This situation needs attention in the near future.

Pet Care – again a reminder – keep pets out of the flower beds. The waste destroys the growing plants. Please clean up after your pets. Be kind to your neighbors.

Alterations / Additions/ ACC – “No Unit Owner may make any repairs, additions, alterations, modifications or improvements to any Dwelling Unit or to any portion of the Condominium Property without prior written approval of the Executive Board.” Before you build or try to modify – ASK! We keep reminding residents of this. It is important to maintaining the appearance of the value of the community.

The Community Website – the financial reports, the rules, critical announcements and helpful information are all on the website. Please check it periodically.

The Roof Replacement / Repair Program – in 2026 the community replaced four complete roofs and made a number of repairs. This has taxed the reserves a bit. We still have a few roofs to replace in 2027 to completely replace all the original roofs. The 2027 Budget will include resources to complete the roof program.

Our Community - Finally, remember that we all have an investment in this Condominium Association. We have an obligation to maintain the units and to assist in maintaining the exteriors. In the past quarter the Community has continued to expended additional funds to make repairs to their common areas and improve appearance. Those efforts will continue as we address the roofs, grass and the trees that need attention. And remember to watch out for one another. We all live in and own this community. Happy Fall!

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