

# VANTAGE NEWSLETTER

## EVENTS CALENDAR



- Block Party:  
May 30<sup>th</sup>
- Fall Yard Sale:  
September 19<sup>th</sup>
- Adopt-a-Highway  
September 20<sup>th</sup>
- Community Picnic:  
September 12<sup>th</sup>
- Annual Meeting:  
October 19<sup>th</sup>
- Santa Visit:  
December 19<sup>th</sup>

## HOA-SPONSORED BLOCK PARTY

This will be our third year hosting the summer block party! The party will be held May 30<sup>th</sup>, starting around 5 PM. It will be located at the end of Vantage Drive, where the road ends at the woods. We will have food and dessert trucks. There will also be activities for the children, such as temporary tattoos, sidewalk chalk, and self-applied face paint.

If you are able, please bring yard games, as well as your own camping chairs and beverages. If you are interested in helping with coordination or set up, please feel free to reach out to the board directly, either via Facebook or email. We look forward to seeing you!

## ADOPT-A-HIGHWAY

Every spring and fall, a few amazing neighbors get together to help pick up along South Kings Highway as well as pockets of our neighborhood. This year, our pickups were Sunday, March 29<sup>th</sup>, and will be Sunday, September 20<sup>th</sup>, at 9am. We meet at the top of Vantage, where it intersects South Kings, at 8:50. There, each person/group is given a bag, gloves, a vest if wanted. Then, they are given a section to work on. If you're interested in helping out, but need more information, please feel free to reach out to Lenny Draheim on Facebook, or email the board directly at [board@vantagehoa.org](mailto:board@vantagehoa.org). Please note, if there is threat of bad weather, a rain date will be determined a day or two prior. Please check our Facebook page for updates and hope to see you in the fall!



## A NOTE FROM THE TREASURER

The Private Street Disbursement process is designed to ensure that any funds spent on the maintenance, repair, or improvement of private streets are handled in a consistent, transparent manner. Requests for disbursement should be submitted in advance and must clearly outline the scope of work, estimated costs, and justification for the expense.

Supporting documentation—such as contractor proposals, invoices, or bids—should be included to allow for proper review and approval. Once submitted, the request is reviewed in accordance with HOA procedures to confirm eligibility and alignment with the association’s budget and responsibilities.

To initiate this process, homeowners or authorized parties should complete the official Private Street Disbursement form.

The form provides step-by-step guidance on the required information and documentation needed for approval. After completion, it should be submitted as directed within the form instructions to ensure timely processing. You can find the Private Street Disbursement form in the Document Library on the HOA website:

<https://vantagehoa.org/wp-content/uploads/2008/05/private-street-disbursement-procedure.pdf>

Sincerely,  
Christian Nicholson  
Vantage HOA Treasurer  
[treasurer@vantagehoa.org](mailto:treasurer@vantagehoa.org)



## COMMON GROUNDS

Hello neighbors,  
This spring, the Common Grounds Committee has been focused on maintaining the safety and appearance of our shared spaces. In March, we conducted a new arborist survey to assess the health and condition of trees throughout the community. Following that assessment, we addressed all trees identified as concerns to help ensure the safety of residents and the longevity of our landscape.

We are also currently working on **refreshing the mulch at the park** and **installing new trash cans**, both of which will improve the overall look and usability of the space.

As always, the Common Grounds Committee welcomes community involvement. We are continually looking for volunteers to assist with projects and ongoing maintenance. If you’re interested in getting involved, we’d love to have your help.

Thank you for your continued support in keeping our neighborhood looking its best.

**Connor Tracy**  
Board Member, Head of the  
Common Grounds Committee

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## DEVELOPMENT AT 6801 TELEGRAPH

Representatives from Rose Hill, Virginia Hills, and Vantage are collaborating with a developer to create a plan that minimizes traffic on Telegraph Road and South Kings Highway. The current plan includes turning the existing building into senior housing and constructing around 50 cottage-style single-family homes in the area now used as a parking lot. According to the traffic consultant, this development is expected to increase current traffic totals by less than 2%.

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### KEEP IN TOUCH

Contact us:

[vantagehoa.org](http://vantagehoa.org)

[board@vantagehoa.org](mailto:board@vantagehoa.org)

Stay connected on Facebook:

<https://www.facebook.com/groups/VantageHOA>

Sign up for the Vantage email list:

<https://vantagehoa.org/subscribe/>

## ELECTRONIC BILLING SYSTEM

The treasurer is exercising a new feature from the HOA Quick Books to get individualized HOA dues notices to the 420 homes in the HOA. Sending out printed invoices costs hundreds of dollars (upwards of \$600) and substantial effort, and the switch to an electronic system is intended to save time and money.

If you have not received an invoice yet, please check your spam folders. If you still do not have an invoice, please email Christian Nicholson at [treasurer@vantagehoa.org](mailto:treasurer@vantagehoa.org) so he can receive your email address and send you the appropriate invoice.

### HOA Website



### Pay HOA Dues

