

TO: Janet Gaston  
Ward 6 City Council Member

July 27, 2023

SUBJECT: Villages Homeowners Association, Inc Donation

Dear Mrs. Gaston,

Reference our previous letter, same subject, dated February 20, 2023

The Villages Homeowners Association, Inc. wishes to donate all undedicated streets and alleyways situated in the Villages complex to the City of Tupelo. We respectfully ask that you present our request to the Tupelo City Council for approval. Our Homeowners Association, Inc was given ownership of these streets and alleyways by Quit Claim Deed from Heritage and Villages Developments, LLC on December 30, 2022, and the deed for same duly recorded in the office of the Chancery Clerk of Lee County, Mississippi on that date.

For your information, we offer the following description and development history of our Villages Complex:

1. Our Villages Complex, initial development in 2000, is located off Coley Road, Tupelo, Mississippi. It has one main entrance street- Village Lake Drive. This one main street, approximately  $\frac{3}{4}$  mile in distance, is a dedicated City of Tupelo Street and is maintained by the city. It is the only street in our Villages complex that allows access to all six individual Villages subdivisions: Camellia Place, Madison Square, Lexington Square, Belle Harbour, Georgetown Village, and McClellan Place.

2. There are 250 total lots in our entire Villages complex, and we currently have a total of 187 homeowners. Number of lots and number of homeowners in each individual Villages subdivision is as follows:

- a. Camellia Place – 44 lots, 44 current homeowners – 100% occupancy
- b. Madison Square – 61 lots, 54 current homeowners- 88.5 % occupancy
- c. Georgetown Village – 31 lots, 31 current homeowners-100% occupancy
- d. McClellan Place – 38 lots, 21 current homeowners-55.5% occupancy

- e. Lexington Square – 56 lots, 29 current homeowners-50% occupancy
- f. Belle Harbour – 20 lots, 8 current homeowners- 40% occupancy

We are aware that three of our six village subdivisions are currently below the 80% occupancy rate normally used as a guide before the city will accept ownership and maintenance of a subdivision street; provided initial curbing, drainage and paving requirements are met. Each of the subdivisions below 80% occupancy have been in existence for over 15 years. It is unrealistic to think that these subdivisions can achieve an 80% occupancy rate anytime soon. A minimum total of 33 additional lots in selected subdivisions would have to be sold and an additional 33 homes built and occupied before each subdivision would achieve its 80% occupancy. We respectfully ask, considering the above, that the 80% occupancy requirement for these subdivisions be waived by the city of Tupelo.

3. All subdivision streets and alleyways adjoining dedicated Village Lake Drive were initially paved by developers. The total combined mileage of all undedicated streets and alleyways is approximately 1.5 miles.

4. All subdivision streets adjoining dedicated Village Lake Drive paved by developers have curbing and drainage that meet city standards but recent inspections of streets by appropriate Murphree Paving engineers indicated extensive street repairs were needed. At recent meetings between city officials, Murphree Paving Representatives and Mr Donald Coleman, Mr Coleman agreed to Pavement Maintenance Proposal from Murphree Paving for approximately \$231,000 in order to complete all required street repairs and bring these streets to city code. Murphree Paving satisfactorily completed all required repairs on July 24, 2023.

4. Our Villages homeowners are proud of their homes and their Village community. All are proud citizens of Tupelo and want to do their part to make the Villages the best, most attractive and safest place in our city to live. There are currently 187 Villages homeowners with homes valued from \$250,000 to over \$400,000. Collectively, these homeowners pay city property taxes in excess of \$400,000 a year. We all want to see our Villages continue to grow and we need city help to do that. We ask that the city of Tupelo accept our

donation of our current undedicated streets and alleyways. Doing so will do much to bring new homeowners to us and thereby increase property tax income for the City of Tupelo.

Members of our Village Homeowners Board of Directors are certainly ready to meet with you concerning our request should you require any additional information relative to our request. We also stand ready to address the Tupelo City Council at any council meeting to discuss our donation request should that be required.

We thank you again for your assistance to this matter and your prompt handling to our request.

Sincerely,



Maurice Roy  
President, Village Homeowners Association, Inc

Board Members, Harry Dieckmann, Gary Heath, Rose Mary Harvey, Brenda Mills, Roxann Rinaldi, Diane Fletcher, Barbara Crossley, Susan Denham Collins, , Danny Dabbs

CC: Mr. Todd Jordan, Mayor of Tupelo  
Mr. Don Lewis, Tupelo Operations Officer