

**From:** The Villages at West Neck westnecknotices@gmail.com  
**Subject:** eNews update.  
**Date:** June 20, 2023 at 5:00 AM  
**To:** idotoomuch@aol.com



THE VILLAGES AT



WEST NECK

*An Active Adult Community*





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[Click here for our Community Calendar](#)

# June 20, 2023

## IN THIS ISSUE:

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SECURITY ALERT from Browningstone

### West Neck Events:

Music Night ~ 06/24

Sip and Dip ~ 07/04

### A Moment in Time:

Water Aerobics for Pool Members

### WN Job Opportunity:

Digital Asset Manager

[Click HERE to print flyer \(below\)](#)

### Note to the Community from the Board Vice President

I got an email recently asking if I had proof if homeowners paid extra for golf course

lots or lots with wooded views. After I provided proof and a study that I did in 2021, I was asked to share this information with the community.

My proof of lot premiums was an Arthur Parke lot price sheet that the original owner of my house left with me when we purchased our home. It was this price list and my attempt after the golf course closed to quantify potential losses by others in the community, if a golf course did not return, that motivated me to study this issue. My golf lot was originally priced \$25,000 over a similar interior lot and the loss determined by the City Assessor when the golf course closed was \$24,000. True science, not exactly, but it does illustrate trained real estate assessors see similar value in a golf course lot versus one no longer on an operating golf course.

Not having lot price lists for other villages, I used the City Assessor's lot assessment the year of the golf course closure and the year after the golf course closed in my attempt to determine lot value lost. I checked each West Neck home and condo and recorded each one that showed a reduction in lot assessment value during this period. After the golf course closure all West Neck homes had the same assessment lot value, and all condos had the same lot assessment value. There were 461 homes/condos with a total lot assessment loss of \$6,053,400. I confirmed with the City Assessor that the loss was due to the closure of the golf course.

I've attached an overview of my study data and a summary sheet, these along with copies of individual addresses for those who experienced a lot assessment loss and the Arthur Parke lot price sheet have been placed in the Village Hall Library for those who wish to review them.

***Bottom line: without a return of the golf course there will be a permanent loss of lot value for up to 49% of West Neck homeowners. Obviously, Harrison & Lear's development proposal is mute on this fact.***

Tom Luckman  
Vice President

Please direct any comments/responses you may have **directly to Board of Director members**. You can find their email addresses on our website. Using the eNews 'reply' will only reach the eNews submission inbox. Thank you.

Security Alert Sent to

Browningstone  
Saturday 6/17/23

Sharing with All  
Villages via eNews



[Click HERE to read the ALERT](#)

## West Neck Events...

[Click HERE to print flyer \(below\)](#)



### SUMMER MUSIC NIGHT



## FEATURING: ASTRO DJ

West Neck Village Hall 7:00-10:00 PM

Saturday, June 24<sup>th</sup> 2023

\$10.00 Per Person

RSVP by June 22<sup>nd</sup> 2023 (limited to 100 people)

BYO Snacks and Drinks Please

**50/50 Raffle**

**Sign up for this event at the Village Hall**  
**West Neck Residents Only**

**Payment by check only, payable to WNCA**

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**SUMMER MUSIC NIGHT 6/24/2023**

**Name(s):** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **Village:** \_\_\_\_\_

**Number Attending:** \_\_\_\_\_ **x \$10 =** \_\_\_\_\_

[Click HERE to print flyer \(below\)](#)



**Hey Pool Members!**  
**Please join us on**  
**Tuesday, July 4, Independence Day,**  
**from 5:00 - 8:00 p.m.**  
**for a pool party.**

Hot dogs will be grilled for all.  
Please bring a salad, side or dessert to share  
and your own beverage.

Tables will be set in the Meeting Room  
of the Village Hall for dining or



of the Village Hall for dining or  
you may eat outdoors.  
R.S.V.P. by Friday, **6/30**, for planning purposes  
to Francie Rayburn (cell: 330.501-4778  
or email: frnsdejute@cox.net).



Please, no glass or breakables  
around the pool and picnic areas.

Don't be Deirdre.

It's picnic season again. Even people who are not good cooks can take this opportunity to avoid embarrassment by making their own dishes for the occasion.

I'm not talking about anything fancy or difficult. It doesn't have to impress. All your friends and family will be appreciative if it just comes from your own hands.

It's the difference between a homemade Mother's Day card made with crayons and glitter, and a mass-produced one bought at a store.

## A (FUN) Moment in Time...

Click [HERE](#) for information on Water Aerobics





**Not Yet a Pool Member? [Click here for the application.](#)**

## **West Neck Job Opportunity...**

**Our new West Neck website is *almost ready to go 'live'!***

### **Digital Asset Manager Needed!**

Digital asset managers are responsible for acquiring, cataloguing, managing, and protecting an organization's digital assets.

Examples of digital assets include association documents, photo files,



Would you be interested in this newly created paid position\* for The Villages at West Neck?

**[Click HERE for a Position Description](#)**

video files, audio files, and graphic files.

\*Pending Board approval

## From Your Marketing Committee: West Neck Logo Hats & Visors for Sale...

West Neck logo hats make great **'one size fits all'** gifts for family, friends, neighbors and YOU!

Available at the Village Hall during operating hours.

Time to refresh your summer hat/visor wardrobe!

We've got a great selection to keep you safe under the sun.



Navy with silver embroidery



Khaki with black embroidery

Check or credit card accepted.  
**Please note:** Village Hall is open  
Monday-Thursday 9-5; Friday 9-4

The Villages at West Neck  
Marketing Committee

Your West Neck  
eNews delivered  
directly to your inbox!



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