

Minutes for the
Annual Community Board Meeting at Butlers Farm
Saturday, June 20, 2015

Attendance

Pete Brewster (president), Shaun Becker (board member), Mike Nassif (board member)
Approximately a dozen community members attended the meeting.

Treasurers Report

Handed out and discussed by Pete Brewster.

Administrative Actions

Fix Gawarkiewicz address to 251 McDonald, not Gala
Handed out covenants
Counted Ballots

General Discussion

The votes for the open board member position were counted up. Mike Robinson is our new board member replacing Phil Cougar.

Pete discussed HOA fees, explained that four houses on Arden-Noville Rd. do not pay HOA fees. Pete discussed the Architectural Review Committee (ARC) and how the process works. He stated the goal of the committee was to keep properties looking good and therefore keep up the property values.

A homeowner stated that mailboxes have been robbed; she spoke with the mailman who confirmed that was happening on Arden-Noville.

Everyone was happy with the snow plowing service this year.

A homeowner asked for NO Soliciting signs to be posted. Pete said the board would look into the signs and perhaps a new sign could be added at the entrances, but also said there is nothing legally we can do about that.

The issue of too many deer was raised again which also lead to a discussion of the large number of groundhogs.

Pete discussed the power surge and stated the HOA cannot represent homeowners to the power company. It was noted that someone was told by Potomac Edison they would have to sue the driver of the car that caused the power outage.

A spokes person for the Tabler's Estates Women's group invited any women interested to attend their social events.

Road repairs

A discussion of road repairs took place, Pete stated we wanted to widen the corners, fill the bumps and perform other preventative maintenance.

Home Owners asked for:

1. Cahill needs repair
2. Fantasia has part of the dirt under the road washed out before the bumps on the left side heading down the road
3. There are two holes by the 2nd house on Fantasia from Gala
4. There are potholes at both entrances, McDonald and Gala where they meet Arden Noville.

It was suggested that builders should be charged an impact fee to offset the damage they due to the roads. This led to a discussion of how the HOA would pay for road repairs since we are not collecting enough fees to cover the eventual costs. The two suggested proposals are one, higher HOA fees and two, a large bill at the time of repair. The board will discuss the issue.

A homeowner asked if game cameras could be placed at the entrances to capture who was entering and exiting the development. The board will look into this.

The issue of changing the date of the HOA Community meeting was brought up again. Pete stated that the meeting could be changed to another date.

Communications

The home owners expressed the concern for not being able to communicate with the board members and asked for phone numbers or email addresses. Pete stated that his number is on every letter. Pete went on to say that the web site is no longer active and that we are looking for another option and would even fund someone to take on that task. One recommendation was to send out a newsletter, monthly or quarterly. It was decided that an action would be taken to resolve the communication issue. In summary, the board will look into Face book, another web page and a newsletter.

Maintenance of Yards

A home owner stated the house on Granny Apple needs to have the grass mowed. Pete stated we would look into having it mowed and that letters were going to the owners of vacant lots to have them mowed.

It was also noted by a Homeowner that the corner of Cahill and fantasia need to be mowed or weed wacked.

There was also a discussion on having the HOA pay for mowing vacant lots 20' back.

Speeding Journal Driver

A Home Owner stated that the Journal delivery driver is speeding in the neighborhood and that she has called the journal. Pete stated the board would call the Journal.

Neighborhood Watch

A Home Owner asked if we could get Neighborhood watch signs. A board member asked if she would like to work together to see what it would take to implement a neighborhood watch program. Mike Nassif will contact the ladies to pursue starting a Neighborhood watch program. A Home owner discussed an event were someone was in his garage looking to steal items from him. Pete told everyone was told they need to call the Sheriff for assistance.

Street Lights

A lively discussion took place about adding more street lights. Pete stated the board will send out a letter to all homeowners asking if they want more street lights and what distance we would like to have between each light. Pete stated that when the development was built a choice was made to have less lighted areas in order to create dark space in the development.

Social Events

Pete discussed the Fall Harvest Party and the Yard Sale and asked if anyone wanted to have more events. No one indicated they wanted to have and additional events added.