

25 January 2011 Woodlands HOA Annual Meeting Minutes

This meeting was called to order at 7:05 PM.

Gary Holladay and John Saari presided over the meeting with 10 Home Owners attending. Ron Dugger was not in attendance.

Neighborhood Watch (NW)

1. It was suggested we have an NW meeting to discuss any new issues.

There was positive response to an NW meeting.

2. Though there are NW signs posted in the neighborhood, do we need larger NW signs?

One resident suggested we look at the crime stats in the Neighborhood before answering the question of needing bigger signs.

3. We have about 20 residents on the NW Patrol now.

Street Lights Maintenance

1. All the streetlights are working as of tonight.
2. The "spike" tops of the light covers need to be caulked to seal out the driving rain.
3. The Board has identified 5 locations for new lights: 2 on Maple Cove, 1 at the north end of Bellewood, and 2 on Inwood.
4. We contacted Athens utilities for reviewing new light location power boxes. Trench will have to be dug and power laid for new lights on Inwood Drive.
5. We will be getting quotes for light power trenching.

Neighborhood Punch List

1. We need to have the builder look at the drainage issue behind the homes at the north end of Woodhaven between Bellewood and Woodhaven. The drainage water pools behind their homes.

Pond Maintenance

1. The ponds were mowed several times last summer. Thanks go to Joey Griffin, Howard Rhodes, John Saari, and Gary Holladay for their efforts during those volunteer maintenance events that saved the Association many hundreds of dollars that were bid to do that job.
2. Volunteers are needed to do the neighborhood maintenance if we want to keep our HOA fees low. Our HOA annual fees are quite small compared to other subdivisions – residents volunteering instead of paying commercial contractors for general maintenance make this possible.
3. It was discussed that we need to find a contractor to bid on a pond aerator.

One resident asked why we need the expense of an aerator. It was explained that an aerator improves the pond environment for fish that live in the pond to eat mosquito larvae. It was also suggested to look into mosquito control without the expense of an aerator.
4. It was suggested that the fence be closed in on the south side of the ponds.

Neighborhood Maintenance Projects for this Year

1. A fire hydrant was built in the middle of the sidewalk on the north end of Woodhaven. This is another potential liability for the neighborhood if someone were to trip over the hydrant while walking/running on the sidewalk and so needs to be moved.
2. The sidewalk on Treemont has a heat related crack and bulge that needs to be cut out and re-poured with fresh cement.

Other Notes

1. Some abandoned vehicles were kept parked in the neighborhood streets this past year. Other vehicles have been constantly parked in the cul-de-sacs making it very difficult for the school buses to turn around. Abandoned vehicles are not permitted to be in view. The Sheriff's Office will be contacted regarding vehicles blocking school buses or abandoned vehicles.
2. Residents were asked if there are any neighborhood maintenance issues that need to be addressed?
3. We will investigate putting a "No Solicitation" sign at the front of the neighborhood.
4. A notice will be sent out to the residents to determine interest in having a Neighborhood Party this year.
5. It was noted that our 2012 Garage Sale was successful and that we can plan for a 2011 Garage Sale for possibly the October time frame if this is what the neighborhood would like to do. We will need a volunteer to make the Garage Sale Plans.
6. John thanked whoever placed the signs out for our 2010 Garage Sale.
7. It was asked if the residents would like to have a list of "part-time" services provided by our neighbors, such as, lawn mowing, baby-sitting, pet-sitting, Avon, Mary Kay, etc. This would only include services that do not violate the covenants regarding operating a regular commercial business out of a home.
8. It was mentioned that everyone's help is needed to ensure that the neighborhood covenants are followed in order to protect our property values. If anyone sees a covenant violation, they can let the board know about the violation in private and their name will not be released. Violations of the covenants will only allow the neighborhood to slip into dis-repair.

Budget

1. The 2011 budget and 2010 expenses were reviewed.
2. The budget this year is essentially the same as last year.
3. It was asked that all residents be diligent about sending in their annual dues in January. It costs more time than it is worth to chase after the folks that are delinquent. Penalty fees of 1% per month are charged to folks that are late with their dues.

The meeting adjourned at 8:30 PM.