Stone Creek First Owners Association
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Newsletter/Minutes
April 14, 2016

The meeting was called to order at 7:05pm at 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Karen Carroll, and Dave Mossbarger. Guests: Eileen Lathrop and Mike Reeves.

Pat Carroll read the treasurer's report. The current checking account balance is $26,653.08.

A motion was made to approve the March minutes by Dave Mossbarger and seconded by Pat McDowell. The motion passed unanimously.

NEW BUSINESS:

Mike Reeves with Abode Construction presented a quote of $6,216.00 to repair the "Drain Area" between the 3600 and 3500 cul-de-sacs. Mike also presented a quote of $648.00 (+ $50-$60 for Roundup) to replace the Crown Vetch hillside with Blue Grass. A second option using Indian Grass would cost $1,008.

A motion was made by Dave Mossbarger, seconded by Pat McDowell to approve up to $7,000 for "Drain Area" repair and up to $1,000 for hillside Blue Grass seeding, contingent on neighbors committing to watering the new seed. Please note construction will cause a temporary mess with sidewalk and grass. The motion passed unanimously.

The 2016 Stone Creek Association Annual Meeting will be 7pm on September 15 at the Pizza Ranch.

The Board agreed to change the meeting start time to 6:30pm beginning with the May meeting.

Check drapes/blinds to make sure they are even and hung properly.

NOTICE A DEVELOPER HAS PROPOSED CONSTRUCTING A NURSING HOME FACILITY ACROSS FROM US NEAR "THE STATION". THERE WILL BE A MEETING ON TUESDAY APRIL 26TH, 07:00PM AT THE GUARANTY BANK IN FARIFAX TO DISCUSS THIS PROPOSAL & ANSWER ANY QUESTIONS.

The Fairfax City-Wide Garage Sale is Saturday, May 21. If you choose to have a garage sale, this would be a good time.

Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not allowed to roam and run freely about the

common elements. Information is from the By Laws, paragraph 5, page 14. PLEASE PICK UP AFTER YOUR DOG.

Thank you to everyone for paying their dues on time.

Issues that a Homeowner must obtain approval from the Board are as follows but not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

Units for Sale: (None)

A motion was made to approve the appointment of Bryan Benjamin to the secretary position by Mark Heindselman and seconded by Karen Carroll. The motion passed unanimously.

A motion to adjourn was made by Pat Carroll and seconded by Karen Carroll.

Respectfully submitted by Bryan Benjamin.

POINTS OF INTEREST

- This is "YOUR" Association. Please take responsibility in any way you can.
- There are a lot of new association members please make them feel welcome.
- Association Dues of $75.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of $10.00 will be added after the 10th. **Dues will increase to $90/month starting July 1, 2016.**
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be May 12 at 6:30pm at Unit #3752.**
- Information sheets should be filled out and returned to #3752.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed $100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.