Stone Creek First Owners Association

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Newsletter/Minutes

June 9, 2016

The meeting was called to order at 6:30pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guests: Deb Heindselman.

STANDARD BOARD BUSINESS:

- Invoices totaling $156.60 were read by Pat Carroll. A motion to approve the invoices was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously. The Association paid $1,688.51 for April lawn care.
- Bev Persons read the treasurer's report. The current checking account balance is $25,500.26.
- A motion to approve the April minutes was made by Pat McDowell and seconded by Bev Persons. The motion passed unanimously. There was no May association meeting.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for July 7, 2016, 6:30pm at #3752.
- The 2016 Stone Creek First Annual Meeting will be 7pm on September 15 at the Pizza Ranch. One item on the agenda for discussion will be rental properties in the association.
- A motion to transfer $12,000 from checking to the HOA reserve account was made by Bev Persons and seconded by Mark Heindselman. The motion passed unanimously.
- **Effective July 1, 2016, monthly dues are $90.** Unit owners that pay annually will owe an additional $90 to cover the difference for the year's remaining six months.
- Unit #3771 has tree roots in the underground drain pipe blocking water passage. Roto Rooter will be contacted regarding drain cleanouts.
- Numbers over garage doors are fading. Options including painting or replacement are being discussed and the issue will be addressed.

OLD BUSINESS:

- The HOA needs commitments from property owners to water new seed on the hill by the woods before seeding will be done. Up to $1000 for seeding was approved at the April meeting.
- Earl May was contacted about replacing trees adjacent to Highway 151. The trees were on backorder and now the order is on hold. Pat Carroll will contact Hughes Nursery to get a quote on replacement trees.
- Weeds in the back of units in the rock landscaping areas are the Unit owners' responsibility. Weeds negatively affect property values in the neighborhood. Please keep your area in back looking nice and weed free.

- Check drapes/blinds to make sure they are even and hung properly.
- Unit owners can replace black plastic landscaping borders with approved material.
- Thank you for reducing parking on the streets and in the cul-de-sac circles.
- 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 be 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 as follows but are not limited to: satellite dishes, storm doors, railing and front Steps, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

A motion to adjourn was made by Pat McDowell and seconded by Karen Carroll. The motion passed unanimously.

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 **$90.00** 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.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be July 7 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.