Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

July 20, 2017

The meeting was called to order at 6:35pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, and Karen Carroll. Guests: None.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is $19,503.63. Capital improvements (new trees, landscaping area improvements, and road pavement sealing) expenses have been paid.
- A motion to approve the June minutes was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for Thursday August 17, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off, on-street car and RV parking, and election of three officers.
- Weeds are a problem in rock landscaping areas around the units. Homeowners are responsible for removing the weeds. Contact Pat Carroll to borrow the HOA's Roundup for weed control. Letters will be going out to homeowners with weed issues.
- Next year seven more landscaping areas will be improved for a cost of $4,200.
- The bent water valve at #3767 will be repaired for an estimated $1,400 plus material cost. Cutter (snow removal company) will pay for half of the repair, the HOA will pay for materials and half of the repair cost.
- Thank you to those watering the new evergreens by US 151.
- There is a dead evergreen adjacent to Dean Road. Bev Persons will call tree professionals to determine why the tree died and if the problem could spread.
- Ideal Window is no longer an Anderson Silver Line approved dealer. Please contact Ogden and Adams Lumber (Dave Alberts, 366-5533) for window/patio door repairs.
- The HOA will power wash units' siding if there is mold present and a request is made.

OLD BUSINESS:

- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are <u>not</u> covered by the HOA insurance.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must <u>not</u> be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about**

the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable 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.**
- Units for sale: 3447 (Ranch), 3563 (Townhouse)

A motion to adjourn at 7:35pm was made by Bev Persons and seconded by Dave Lathrop. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (POD) to the Association Board indicating the time that the dumpster will be used or they will be assessed $100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to a lawnmower or snow removal equipment. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day.
- The HOA's insurance is American Family - Daryl Braun Agency, (319) 377-5797.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

For Appliance repair, Heating, cooling, and yearly service of A/C and Furnace. Call or text Patrick McCormick 563-506-5666. Service call is $50.00 plus $20.00 to repair or install parts if needed. I can also help with repairs needed around the home.
If I can't fix it there will be no charge.
Yearly service to both the A/C and Furnace is $50.00. Thank you for your consideration. (Advertisement printing 3 of 6 – July 2017)

Deck Staining - Brendan McCormick will be staining decks again this year. This is his seventh year staining and is very confident you will be more than happy with his work. Call/text him at 563-506-5510 or visit his website at www.mccormickstainingservices.com to schedule a free quote! (Advertisement printing 1 of 3 – July 2017)