Stone Creek First Owners Association

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Newsletter/Minutes

October 15, 2026

The meeting was called to order at 6:25pm at the driveway of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, Pat McDowell, and Bev Persons. Guests: Roger Batterson (The Accel Group) and Peggy Quandt.

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is $42,830.31.
- A motion to approve August 2026 minutes was made by Renee Dostal and seconded by John Quandt. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be in April or May 2027.**
- **Reminder: Owners must have their own Condo Owners insurance policies to insure the occupied unit portions of the building. Talk with your insurance agents to determine appropriate insurance amount levels. It is also highly recommended to raise loss assessment policy limits to $25,000 or more.**
- Roger Batterson gave an update on the current HOA insurance industry. We will have new quotes next month and it looks like insurance rates are dropping and will likely have better deductibles.
- A motion to reimburse Pat Carroll $360.84 for printing supplies and postage was made by Renee Dostal and seconded by Bev Persons. The motion passed unanimously.
- A motion to approve a quote from Abode Construction to clean out the retention basin (required every 10 years by the City) for $19,135 was made by John Quandt and seconded by Dave Lathrop. The motion passed unanimously. Work will be completed when the ground is frozen.
- A motion to approve paying Iowa Fire Protection, Inc. $390.55 for fire hydrant flushing was made by Dave Lathrop and seconded by John Quandt. The motion passed unanimously.
- A motion to approve the quote for ProLawn's 2027 lawn care services was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.
- Bryan Benjamin will work with the HOA's attorney on language changes in the bylaws to limit rental properties in the HOA to either four units (5%) total or require owner occupants (current rentals will remain but when selling, must sell to owner occupants). An HOA-wide vote will be held to approve the language. Also being reviewed is garage door replacement responsibilities.
- A welcome packet is being drafted by Board members for new members and the website.
- Abode Construction will be contacted for drainage improvements behind units #3542-#3548.
- ProLawn will be contacted about shrub trimming.
- **It is time to disconnect hoses and turn off water to outdoor spigots to prevent frozen pipes.**
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.

OLD BUSINESS AND POINTS OF INTEREST:

- Homeowners are recommended to contact their condo insurance provider prior to wind/hail season and increase their "loss assessment" coverage up from the standard $1,000 to $25,000 or

$50,000 to cover special assessments. Call the HOA's insurance agent, Roger Batterson at (319) 365-8611 with specific questions.

- Larry Chmelicek (319) 350-1145 will do dryer vent cleaning if the roofs are clear for a fee. **It is recommended owners do this annually to reduce the chance of fire and improve dryer efficiency.** The HOA is currently paying for dryer vent cleaning at each unit every three years.
- Henry Macaraeg is a certified first responder. **If there is a delay after calling 911**, you can reach Henry at (319) 389-9775.
- Homeowners are responsible for repairing grass damaged by pets.
- Short-term parking is allowed on streets. Vehicles not moved in 48 hours may be towed. Please park in your garage or driveway as much as possible.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance**. Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. https://cms8.revize.com/revize/cedarrapids/CRFD%20Outdoor%20Cooking%20Pamphlet.pdf
- **Per the Bylaws: a dog or a cat must not 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, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. Everyone in the neighborhood should assist in keeping it clean and neat every day.
- Please make new association members feel welcome.
- **Association Dues of $150.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of $25.00 will be added after the 10th. Checks can be mailed to #3579 Stoneview Cir SW, Cedar Rapids, IA 52404.**
- Returned checks will include an additional $30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Bob Casey #3779 has two Yardy Carts. Please text him at (319) 202-1062 with a time and date you would like to use them so he can leave them out. Text messages only, do not call.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (PODs) to the Association Board indicating the time that the dumpster will be used, or they will be assessed $100.00.
- **Damages caused by satellite dishes and security cameras 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 so as not to damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: None

A motion to adjourn at 7:00pm was made by Dave Lathrop and seconded by John Quandt. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.