

**The Greendale Homeowners Association
Neighborhood Meeting Minutes**

July 14th 2008

7:00-9:20 pm

Board Members:

Present: Steven Gabbard, Mike Hall, Tracy Reynolds, Joe Whipple, Libby Osborne

Absent: Tiffany Rosenhan

Proceedings:

Meeting commenced at 7:00 p.m. by President Steven Gabbard

7:00 Introduction of Board Members

7:06 Community Watch Program—Officer Trisha Langley

Officer Trisha Langley was present to give a description of the Neighborhood Watch Program. She started by discussing some of the existing problems in the Glens neighborhood—a drug bust at 2321 Mulundy Way, some cars have been broken into, a truck was vandalized by some neighborhood children. She discussed steps we as citizens can take, including drafting a letter to the owner of the rental at 2321 Mulundy Way (Michael Prather). Ray Larson (Fayette County Commonwealth Attorney) also has a website that highlights big cases and gives details of the outcome of those cases. Officer Langley then handed out a brochure with info on the Neighborhood Watch program and went over the idea of a phone tree or email list to keep neighbors informed and aware.

To get recent crime stats for neighborhood: go to www.lfucg.com, click on division of police, click on planning and analysis.

Officer Langley encouraged individuals to call for any type of suspicious behavior. Calls for service are tracked and can lead to results.

Officer Langley answered questions regarding laws: individuals cannot park opposing traffic, cannot park closer than 3-5 feet of a stop sign (cannot block a stop sign), vehicles cannot block sidewalks, basketball goals are not allowed on the street by city ordinance, postal service handles vehicles blocking mail boxes, code enforcement handles issues regarding Herbies.

Regarding speed limit signs, contact traffic engineering. Call LexCall at 425-2255.

Officer Langley handed out brochures regarding mopeds. No insurance is required, no helmet is required, no brake light is required, however a drivers license IS required.

To initiate a Neighborhood Watch, start with an email list or phone list. Request an officer come to meetings with updates.

To contact Officer Langley, email plangley@lfucg.com.

7:40 Bill Harman, Harman Investment Properties

Bill Harman purchased all 46 empty lots from Beazer. He drives a red/maroon Infinity with "WATADA" on the license plate. He may be seen cruising the neighborhood, keeping an eye on his properties and looking for issues. His companies (Harman Property Management and Harman Investment Group) buy "distressed" properties and problem properties, then try to convert them. He can be contacted by calling 264-0001 or his office is located at 1591 Winchester Rd.

Bill spoke with Kevin Sharp of Hillenmyer who says they will replace any dead street trees by Sept. 1.

A question was asked about a park in our neighborhood. Harman does not currently have any plans for a park or to donate lots for a park. The HOA may eventually purchase some lots for a park but there are no immediate plans to do so.

A question was asked about the overgrown retention area at the end of Applecross. This land is still owned by Beazer, to eventually be sold to the city as right-of-way for Citation Blvd. It is Beazer's responsibility to maintain this land. Complain to Beazer or code enforcement regarding this. The board also needs to go over with our mower where our property line is.

A question was asked about drainage issues. An occupied lot has empty lots on both sides. Bill Harman took the name, phone number, and address of the homeowner and promised to address the issue.

8:02 Committee Reports

Architectural Review Committee Report, Mike Hall

1. 3 fencing permits have been received, no storage building permits and no addition permits
2. Check website for permit paperwork
3. Email mrh4441@aol.com to contact Mike regarding permits

Communication Committee Report, Joe Whipple

1. (615) 719-7201 is the neighborhood phone number—this number should not be used for complaints, however, use this number for questions or if something is not addressed on the website—if you have complaints, fill out the complaint form
2. The next newsletter will be passed out in August—ads are available for purchase in the next newsletter if you own a business and want to advertise
3. The neighborhood website is up and running, www.theglensatgreendale.com will have the newsletter and minutes from meetings posted

Landscaping Committee Report, Tracy Reynolds

1. The front entrance is currently being maintained by the board. Volunteers from the neighborhood are welcome and encouraged to help with the landscaping of the entrance.
2. The mowing is currently being done by Brian Smith, an insured individual.
3. We are looking into the possibility of purchasing an American flag to fly at the entrance. We would like to first have flood lights in place to illuminate the flag so that it can fly 24/7. We need to look into the available electricity before purchasing flood lights. James Monroe, of 2312 Mulundy Way, has volunteered to head up a Flag Committee to look into the details regarding flood lights and purchasing a flag.

Complaints Committee Report, Steven Gabbard

1. Please use the complaint form for any complaints you have. This can be downloaded from our website.
2. The Covenants, Codes and Restrictions (CCRs) are also posted on the website. Look them over and educate yourself.
3. You can contact Steve at 619-0410 or email him at steven@ssgabbard.com

There was a question regarding the process of complaints. We will receive complaints online, then depending on the severity of the complaint it could be addressed immediately or it could be addressed at the next board meeting.

There was a question about why a fence permit is required from the HOA on top of the city permit. The reason is that our CCRs address different issues than the city does. We have additional requirements for fences.

A question was asked about changing the CCRs. It can be done but involves voting, attorney's fees, etc.

Special Events Committee Report, Mike Hall

1. Yard Sale a success. 25%-30% of homeowners participated.
2. The block party was a success and was low cost to homeowners. Less than \$250 was spent on the block party. Volunteers are welcome to help plan our next block party, a Fall Festival.

Finance, Libby Osborne

1. A cash basis balance sheet and a profit/loss statement were passed out to homeowners. Libby reviewed both with all individuals present.
2. Records were handed over in April by Glen Dellavalle and we only had \$215 in our account at that time. We now have collected over \$15,000 in dues. Our current balance is around \$11,000.

8:58 Dues Collection Procedure, Steven Gabbard

A document was passed out outlining the dues collection procedure. The due date was discussed. Should we bill later than Jan. 1? Comments and/or suggestions welcomed. A suggestion was made to bill next year's dues 12 months from this year's dues.

9:09 Review Common Home Owner FAQs, Steven Gabbard

A document called "Being a Better Neighbor" was passed out. It addressed common questions that homeowners have.

A question was asked about the railroad. They were directed to contact Norfolk Southern by going to their website.

A question was asked about how to get the document just passed out to those homeowners who were not present at the meeting. A suggestion was made to put it in the next newsletter.

A question was asked about rental properties. Is there a limit to how many rentals there can be in our neighborhood? There currently is not a policy covering this in our CCRs. Beaumont does have a policy that does not allow rentals. Can we look into this?

A question was asked by a homeowner who would like to present Dave Ramsey's "Financial Peace" to homeowners. He was advised to meet with the board after the meeting to discuss this.

A comment was made by a homeowner who lives on Applecross Dr. His son went missing on July 10th. He thanked all of the homeowners who helped look for his son. He is very grateful for their help and concern. His son was found safe.

9:20 Meeting Adjourned

Minutes Submitted by Tracy Reynolds