

**Stone Creek First Owners Association**  
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Newsletter/Minutes  
May 11, 2023

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Nancy Henely, Mark Heindselman, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, and Pat McDowell. Guests: Marcia Evenson, Deb Heindselman, Patrick McCormick with guest, and Shirley Readnour.

**STANDARD BOARD BUSINESS:**

- Nancy Henely read the treasurer's report. The current checking account balance is \$76,938.33.
- A motion to approve the October 2022, November 2022, and April 19, 2023 minutes was made by Dave Lathrop and seconded by Pat McDowell. The motion passed unanimously.

**NEW BUSINESS:**

- **The next HOA Board meeting will be June 8, 2023, 6:30pm at #3752 (garage). All association members are invited to attend.**
- The Board reviewed project priorities throughout the neighborhood. Funding the reserves and projects for safety are the highest priority, with maintenance and aesthetics following.
- An estimate of \$36,786.08 was received from Cutter Construction to repair the sidewalks (safety) with replacing two damaged concrete driveways. Pat Carroll is expecting a second estimate prior to the next HOA meeting. This will be a priority project.
- A motion to install orange snow fencing and caution signs near the creek erosion area near #3522 (safety) was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously. The erosion will continue to be monitored.
- Estimates for concrete pavement crack filling (safety and maintenance) will be received this month.
- Larry Chmelicek will be contacting owners for dryer vent cleaning and screen removal (safety and maintenance). The HOA is paying \$4,050 to have each unit's dryer vent cleaned once.
- A motion to table the gutter guard (maintenance) project one month until estimates for the safety projects are received was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously. Estimates received by Pat Woods ranged from \$7,500-\$15,000.
- A motion to table planting trees (aesthetic) until a Board member requests them was made by Mark Heindselman and seconded by Karen Carroll. The motion passed unanimously. The most recent estimate for 20 six-foot-tall pine trees was \$17,560 and another \$400 per watering.
- A motion to table replacing shutters (aesthetic) until a Board member requests them was made by Mark Heindselman and seconded by Nancy Henely. The motion passed unanimously. The most recent estimate for new shutters was about \$7,000.
- Signing up for the Cutter maintenance program has been tabled one month to provide more information to the Board officers.
- Larry Chmelicek will be contacted about a loose soffit reported by Deb Heindselman.
- The Board will discuss raising dues to \$150/month and a \$25 late fee starting January 1, 2024 as the buildings are aging, the list of projects is increasing, and costs are rising.
- A motion was made to approve construction of a hose spigot in the rear of #3636 by Mark Heindselman and seconded by Bryan Benjamin. The motion passed unanimously.
- A motion was made to allow a portable fire pit at #3636 with the owner responsible for any damage caused and complies with the Cedar Rapids fire code by Mark Heindselman and seconded by Karen Carroll. The motion passed unanimously.

**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 \$5,000 or

more to cover special assessments. Call the HOA's Pekin 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.**
- Homeowners are responsible for repairing grass damaged by pets.
- 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. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **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.
- Please make new association members feel welcome.
- **Association Dues of \$125.00 are due on the 1<sup>st</sup> of the month. Grace period is from the 2<sup>nd</sup> to the 10<sup>th</sup>. An assessment of \$10.00 will be added after the 10<sup>th</sup>. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**
- 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.
- 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 lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: #3502

A motion to adjourn at 7:40pm was made by Dave Lathrop and seconded by Pat McDowell. The motion passed unanimously. Respectfully submitted by Bryan Benjamin.