

Stone Creek First Owners Association
www.stonecreek1st.com / stonecreek1st@stonecreek1st.com
Newsletter/Minutes
July 9, 2026

The meeting was called to order at 6:30pm 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. Guest: Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$25,354.74.
- A motion to approve June 2026 minutes was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be on August 20, 2026, 6:30pm at #3752. All association members are invited to attend.**
- **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 highly recommended to raise loss assessment policy limits to \$25,000 or more.**
- A transfer of \$24,000 was made to the HOA reserves.
- Sod damaged by turning movements at driveways will not be repaired by the HOA.
- Abode Construction will provide an estimate for retention basin cleanout required by the City.
- HOA Board members recently reviewed front door painting needs and driveway cracking and lowering issues.
- Unsupervised children have been seen playing by the creek. Neighbors are concerned about safety. Also don't leave toys/bikes/scooters out after using them. They can be a hazard to other residents and the lawn care staff/equipment.
- The HOA will contact a repair company for a plugged sump pump outlet behind #3546.
- Critter Control has been contacted regarding a mole near #3565.
- The HOA will contact a repair company for a sink hole at #3777.
- Dryer vent cleaning is still being planned for 2026. Board members are getting estimates from multiple companies as our current provider hasn't been able to complete the work.
- Let Pat Carroll know if you are aware of any ranch units coming up for sale soon.
- Thank you to those that have removed unused cables on the exterior of your unit.
- Board members will review the HOA's landscaping areas for weeds and dead plants.
- Be careful driving through the neighborhood as there are more children in the area.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.
- Topics for the Annual Meeting at 6:30pm, September 10, 2026 at the top of the #3700 block currently include insurance, lawn care, cleaning the retention basin, driveway raising needs, adding an automatic due withdrawal option, and a review of the budget/dues.

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.**
- 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 7:20pm was made by Dave Lathrop and seconded by John Quandt. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.