

Stone Creek First Owners Association
www.stonecreek1st.com
stonecreek1st@stonecreek1st.com
Newsletter/Minutes
January 21, 2016

UPCOMING DATES TO NOTE:

- This is "YOUR" Association. Please take responsibility in any way you can.
- Association Dues of \$75.00 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.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- The next Association Meeting will be Thursday, March 10 at 7:00pm at Unit #3752
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

January 21, 2016

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Mark Heidelsman, Darcy Ehrmann, at large members Pat McDowell, Karen Carroll, Dave Mossbarger. Guests Pat and Susan McCormick and Jeremy Thorsgaard.

Pat Carroll read the treasurer's report:

- The current checking account balance is: \$21,005.34.

NEW BUSINESS:

A motion was made to approve the December minutes Dave Mossbarger and seconded by Pat McDowell.

The 2015 financial statement was reviewed and a motion was made by Darcy Ehrmann to approve. The motion passed unanimously.

A copy of the Associations Financial Statement for the year "2015" is attached to the January Newsletter

If you want your driveway SANDED, LEAVE YOUR GARAGE OUTSIDE LIGHT ON. If you think the weather has the potential to get the Driveway and Streets slippery, leave your outside Garage light on- DAY OR NIGHT. This is the only way the sander will know what you want.

Pets/Refuse/Compliance. In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. Information is from the By Laws, paragraph 5, page 14. PLEASE PICK UP AFTER YOUR DOG.

Financial information for the Association Members for 2016 will be provided with the March Newsletter.

Snow Removal Issues for this winter should be addressed via the Association's email account.

Thank you to everyone for paying their dues on time.

Please do not contact the city to turn off your water. Simply turn the water valve in your house.

Issues that a Homeowner must obtain approval from the board are as follows but not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

There are a lot of new association members please make them feel "Welcome".

Information sheets should be filled out and returned to #3752.

Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.

Units for Sale: #3536 Town House (SOLD), #3718 Ranch (SOLD)

A motion to adjourn was made by Pat McDowell and seconded by Karen Carroll.

Respectfully submitted by Darcy Ehrmann.

Board Proposal for a Dues Increase for Stone Creek First Owners Association

The proposal below is being strongly considered by the HOA Board of Directors and will be voted on by the board at the March 10th, 2016 meeting.

The proposal is based on the board's analysis of incoming cash flow and outgoing monthly and yearly obligations along with the by-laws requirement to put \$24,000 per year into the reserve fund to be used for significant capital maintenance items like streets, sewers, roofs, etc.

The proposal below is being made with the understanding by the board that if the proposal is adopted no new one time assessments or new increases to the monthly HOA dues for home owners will be made before September of 2017, except in the case of a financial emergency.

It should be noted here that there has been no monthly HOA dues increase to HOA members in six years, since July 2010, when at that time dues were increased \$10 a month from \$65 to \$75. During this 6 year period regular costs to handle things like insurance, lawn mowing, snow removal and minor maintenance problems have all increased.

Proposal: Effective July 1st, 2016 monthly HOA dues will be increased from \$75 to \$90 per month.

Over the last 12 – 14 months both the increased costs for monthly and annual expenses (insurance, lawn care, snow removal) as well as several major maintenance items(tree replacement, street water valve replacement, drainage run off solutions, and other miscellaneous maintenance) have consumed all of the discretionary budget monies and have required the association to spend almost an additional \$12,000 which by the association by-laws should have gone toward a deposit into the reserve fund. This means that the reserve fund for 2015 did not receive the full amount of \$24,000 but rather only had deposits of \$12,000.

The Board is considering the proposal stated above as the means to help make up the reserve fund short fall anticipated for 2016 and provide additional funds to meet the increased costs of running the association, This dues increase will ultimately add \$180 for each home owner over one year period and will generate an additional \$14,400 for the HOA. This addition should make up for the short fall in the reserve fund for 2016 and will also add an additional \$2400.00 to the discretionary fund needed to run the association.

Please note that the board was elected by the Home Owners Association to make the best possible decisions for the Association as a whole. Anyone is welcome to attend the monthly meetings.

DATED: 02/25/2016

Stone Creek First Owners Association

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Newsletter/Minutes

March 9, 2016

The meeting was called to order at 7:00pm at 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Darcy Ehrmann, at large members Pat McDowell, Karen Carroll. Dave Mossbarger, Guests Dave Lathrop, Bryan and Diane Benjamin, Sharon Ernberger, Carol Fluegel, Diane Aldrich, Deb Heindselman .

Pat Carroll read the treasurer's report:

- The current checking account balance is: \$19,706.68

NEW BUSINESS:

The Association Dues were raised to \$90 per month starting July 1, 2016. The motion passed unanimously.

Unit owners that pay monthly will pay \$90 starting in July, 2016

Unit owners that pay Semi Annually will pay \$540.00 starting in July, 2016

Unit owners that pay Annually will pay \$1080.00 starting in January 2017

NOTE: Unit owners that pay Annually will pay the \$15.00 per month for six(6) months left in 2016 before the end of the year, \$90.00.

NOTE: Any questions on the above payment information, please contact an Association Board Member.

NOTE: DON'T FORGET TO SET YOUR CLOCKS ONE HOUR "AHEAD" THIS SATURDAY NIGHT.

A motion was made to approve the January minutes by Dave Mossbarger and seconded by Pat McDowell.

A motion was made by Darcy Ehrmann and seconded by Karen Carroll to approve a storm door for Bryan Benjamin. The motion passed unanimously.

Larry Chmelicek will repair the siding blown off #3640.

The snow removal company will repair stone damage at #3559.

Fairfax Garage Sale weekend is being hosted on May 21. If you choose to have a garage sale, this would be a good time.

Pets/Refuse/Compliance. In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about

the common elements. Information is from the By Laws, paragraph 5, page 14. PLEASE PICK UP AFTER YOUR DOG.

A Pooper Scooper Service is available at a fee. "Doggy Doo" 319.651.9900.

Thank you to everyone for paying their dues on time.

Issues that a Homeowner must obtain approval from the board as follows but are not limited to: Satellite Dish, Storm Doors, Railing and Front Steps, Anything installed in the patio area and Approval to plant trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

There are a lot of new association members please make them feel "Welcome". Information sheets should be filled out and returned to #3752.

Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.

Darcy Ehrmann submitted her resignation as Secretary effective March 31, 2016. The Association Board, "THANKS" her for her years of service.

Units for Sale: (None)

A motion to adjourn was made by Pat McDowell and seconded by Karen Carroll.

Respectfully submitted by Darcy Ehrmann.

POINTS OF INTEREST

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- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- The next Association Meeting will be Thursday, April 14 at 7:00pm at Unit #3752.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
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- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

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Newsletter/Minutes

April 14, 2016

The meeting was called to order at 7:05pm at 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Karen Carroll, and Dave Mossbarger. Guests: Eileen Lathrop and Mike Reeves.

Pat Carroll read the treasurer's report. The current checking account balance is \$26,653.08.

A motion was made to approve the March minutes by Dave Mossbarger and seconded by Pat McDowell. The motion passed unanimously.

NEW BUSINESS:

Mike Reeves with Abode Construction presented a quote of \$6,216.00 to repair the "Drain Area" between the 3600 and 3500 cul-de-sacs. Mike also presented a quote of \$648.00 (+ \$50-\$60 for Roundup) to replace the Crown Vetch hillside with Blue Grass. A second option using Indian Grass would cost \$1,008.

A motion was made by Dave Mossbarger, seconded by Pat McDowell to approve up to \$7,000 for "Drain Area" repair and up to \$1,000 for hillside Blue Grass seeding, contingent on neighbors committing to watering the new seed. Please note construction will cause a temporary mess with sidewalk and grass. The motion passed unanimously.

The 2016 Stone Creek Association Annual Meeting will be 7pm on September 15 at the Pizza Ranch.

The Board agreed to change the meeting start time to 6:30pm beginning with the May meeting.

Check drapes/blinds to make sure they are even and hung properly.

***NOTICE* A DEVELOPER HAS PROPOSED CONSTRUCTING A NURSING HOME FACILITY ACROSS FROM US NEAR "THE STATION". THERE WILL BE A MEETING ON TUESDAY APRIL 26TH, 07:00PM AT THE GUARANTY BANK IN FARIFAX TO DISCUSS THIS PROPOSAL & ANSWER ANY QUESTIONS.**

The Fairfax City-Wide Garage Sale is Saturday, May 21. If you choose to have a garage sale, this would be a good time.

Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not allowed to roam and run freely about the

common elements. Information is from the By Laws, paragraph 5, page 14. PLEASE PICK UP AFTER YOUR DOG.

Thank you to everyone for paying their dues on time.

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Units for Sale: (None)

A motion was made to approve the appointment of Bryan Benjamin to the secretary position by Mark Heindselman and seconded by Karen Carroll. The motion passed unanimously.

A motion to adjourn was made by Pat Carroll and seconded by Karen Carroll.

Respectfully submitted by Bryan Benjamin.

POINTS OF INTEREST

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- There are a lot of new association members please make them feel welcome.
- Association Dues of \$75.00 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 will increase to \$90/month starting July 1, 2016.**
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be May 12 at 6:30pm at Unit #3752.**
- Information sheets should be filled out and returned to #3752.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
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Newsletter/Minutes

June 9, 2016

The meeting was called to order at 6:30pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guests: Deb Heindselman.

STANDARD BOARD BUSINESS:

- Invoices totaling \$156.60 were read by Pat Carroll. A motion to approve the invoices was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously. The Association paid \$1,688.51 for April lawn care.
- Bev Persons read the treasurer's report. The current checking account balance is \$25,500.26.
- A motion to approve the April minutes was made by Pat McDowell and seconded by Bev Persons. The motion passed unanimously. There was no May association meeting.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for July 7, 2016, 6:30pm at #3752.
- The 2016 Stone Creek First Annual Meeting will be 7pm on September 15 at the Pizza Ranch. One item on the agenda for discussion will be rental properties in the association.
- A motion to transfer \$12,000 from checking to the HOA reserve account was made by Bev Persons and seconded by Mark Heindselman. The motion passed unanimously.
- **Effective July 1, 2016, monthly dues are \$90.** Unit owners that pay annually will owe an additional \$90 to cover the difference for the year's remaining six months.
- Unit #3771 has tree roots in the underground drain pipe blocking water passage. Roto Rooter will be contacted regarding drain cleanouts.
- Numbers over garage doors are fading. Options including painting or replacement are being discussed and the issue will be addressed.

OLD BUSINESS:

- The HOA needs commitments from property owners to water new seed on the hill by the woods before seeding will be done. Up to \$1000 for seeding was approved at the April meeting.
- Earl May was contacted about replacing trees adjacent to Highway 151. The trees were on backorder and now the order is on hold. Pat Carroll will contact Hughes Nursery to get a quote on replacement trees.
- Weeds in the back of units in the rock landscaping areas are the Unit owners' responsibility. Weeds negatively affect property values in the neighborhood. Please keep your area in back looking nice and weed free.

- Check drapes/blinds to make sure they are even and hung properly.
- Unit owners can replace black plastic landscaping borders with approved material.
- Thank you for reducing parking on the streets and in the cul-de-sac circles.
- Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. Information is from the By Laws, paragraph 5, page 14. **PLEASE PICK UP AFTER YOUR DOG.**
- Thank you to everyone for paying their dues on 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.**

A motion to adjourn was made by Pat McDowell and seconded by Karen Carroll. 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.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be July 7 at 6:30pm at Unit #3752.**
- Information sheets should be filled out and returned to #3752.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- **REVISED DUMPSTERS POLICY:** If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association’s insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Please leave the three-ring binder provided by the Association on the kitchen counter upon the sale of your unit. The binder is to stay with the unit.

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Newsletter/Minutes

July 7, 2016

The meeting was called to order at 6:45pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guests: Dave and Eileen Lathrop.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$14,718.51.
- A motion to approve the June minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- No invoices were available as the HOA will be contesting the mowing bill for June service because there are errors on the invoice.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for August 17, 2016, 6:30pm at #3752.
- The 2016 Stone Creek First Annual Meeting will be 7pm on September 15 at the Pizza Ranch. One item on the agenda for discussion will be rental properties in the association.
- **Effective July 1, 2016, monthly dues are \$90.** Unit owners that pay annually will owe an additional \$90 to cover the difference for the year's remaining six months.
- Pat Carroll was contacted by a real estate agent regarding underground electric fencing for pets. The HOA pet policy does not allow them.
- There have been reports of people entering open garage doors in the association. Please be aware to prevent theft and vandalism.
- A motion to approve the appointment of Dave Lathrop to at large board member was made by Karen Carroll and seconded by Pat McDowell. The motion passed unanimously.

OLD BUSINESS:

- The drainage swale repairs have been made. Abode Construction has been contacted in regards to repairing the damaged sod from the last heavy rainstorm. Thank you to the owners watering the new sod.
- Roto Rooter cleaned out the gutter drain for Unit 3771.
- Mark Heindselman reported on repainting their unit's address numbers. Repairs to other units are planned for this fall. The HOA will purchase replacement screws, paint, and cleaning materials. Volunteers will be needed for the repair effort when the time comes.
- Weeds on the back of units in the rock landscaping areas are the Unit owners' responsibility. Weeds negatively affect property values in the neighborhood.

- Check drapes/blinds to make sure they are even and hung properly.
- Unit owners can replace black plastic landscaping borders with approved pavers.
- Thank you for reducing parking on the streets and in the cul-de-sac circles.
- Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. Information is from the By Laws, paragraph 5, page 14. **PLEASE PICK UP AFTER YOUR DOG.**
- Thank you to everyone for paying their dues on 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: #3624 (Townhouse) and #3638 (Townhouse)

A motion to adjourn was made by Bev Persons and seconded by Dave Lathrop. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

POINTS OF INTEREST

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- 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.
- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be August 17 at 6:30pm at Unit #3752.**
- Information sheets should be filled out and returned to #3752.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- **REVISED DUMPSTERS POLICY:** If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage.
- Please remove lights, dog chains and toys from your yard as not to result in damage to a lawnmower. This could result in a fine.
- Everyone in the neighborhood should assist in keeping it clean and neat every day. Specifically paper blowing after trash pick-up on Tuesdays as well as cigarette butts.
- The Association’s insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
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Newsletter/Minutes

August 17, 2016

The meeting was called to order at 6:35pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, and Karen Carroll. Guests: Simon Brooks and Kathy McLaren.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$13,143.66.
- A motion to approve the July 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 September 8, 2016, 6:30pm at #3752.
- The 2016 Stone Creek First Annual Meeting will be 7pm on September 15 at the Pizza Ranch. Items on the agenda include:
 -
 - Renting/Leasing Units
 - Invisible/Wireless Pet Fences
 - Neighborhood Security
 - Drainage Swale Improvements
 - Weeds, Front Door Paint, and Unit Numbers
 - Garage Door Responsibilities
 - Landscaping Responsibilities
 - HOA Finances
-
- **Effective July 1, 2016, monthly dues are \$90.** Unit owners that pay annually will owe an additional \$90 to cover the difference for the year's remaining six months.
- There have been more reports of people entering open garage doors in the association or going through unlocked vehicles. Please be aware to prevent theft and vandalism.
- Simon Brooks and Mark Heindselman were reimbursed for watering the new sod by the drainage swale after the improvements were completed. The total cost of watering was \$354.02. Thank you to Simon and Mark's families for watering the sod.
- Unit 3779 has a broken piece of siding that will be taken care of by the Association.

OLD BUSINESS:

- Weeds on the back of units in the rock landscaping areas are the Unit owners' responsibility. Weeds negatively affect property values in the neighborhood.

- Check drapes/blinds to make sure they are even and hung properly.
- Unit owners can replace black plastic landscaping borders with approved pavers.
- Thank you for reducing parking on the streets and in the cul-de-sac circles.
- Pets/Refuse/Compliance: In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. Information is from the By Laws, paragraph 5, page 14. **PLEASE PICK UP AFTER YOUR PET.**
- Thank you to everyone for paying their dues on 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: None

A motion to adjourn at 8:00pm was made by Pat McDowell and seconded by Pat Carroll. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

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- Association Dues can be paid Annually, Semi-annually, Quarterly or Monthly.
- **The next Association Meeting will be September 8 at 6:30pm at Unit #3752.**
- 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.
- REVISED DUMPSTERS POLICY: If the unit owner does NOT send a letter requesting approval for a dumpster and/ storage container (POD) to the Association Board indicating the time that the dumpster will be used, they will be assessed \$100.00.
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Paid Advertisement (1st posting)

Please contact Pat McCormick (phone: 563-506-5666) for appliance repairs, heating, cooling, and annual inspections for A/C and furnaces. Service calls are \$50 plus cost of parts and \$20 to install parts. **If Pat can't fix it, there will be no service charge.** Pat can also help with repairs needed around your home. Yearly service to clean both the A/C and furnace is \$50. Thank you for your consideration.

STONE CREEK FIRST OWNERS ASSOCIATION, INC.

www.stonecreek1st.com

stonecreek1st@stonecreek1st.com

ANNUAL MEETING MINUTES

SEPTEMBER 15, 2016

SEPTEMBER 15, 2016

The meeting was called to order at 07:00pm at Pizza Ranch in Cedar Rapids. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, at large members Dave Mossbarger, Pat McDowell and Karen Carroll.

Last year's Annual Meeting Minutes were read by Karen Carroll. A motion was made by Dave Mossbarger and seconded by Alice Cox to approve the minutes. The motion passed to approve last year's minutes.

Roll Call was taken by Pat Carroll.

Bev Persons gave the treasurer's report for 2016:

- The current checking account balance is: \$13,448.37
- The Reserve Certificates total: \$215,764.20
- TOTAL: \$229,212.57

A discussion was held concerning the weeds in the back yard rock areas and any area that is the responsibility of the Unit Owner. If a complaint is brought to the board, the member will be contacted and given 30 days to remove weeds. If the weeds are not removed, they will be removed by the lawn care company, and the member will be billed.

The By Laws for renting/leasing units was reviewed. Refer to By Laws – Article X, #1. Underlying Conveyance/Mortgage/Lease. The owners of each Unit shall have the right to sell, transfer or otherwise convey the Unit and the Association shall have no right of first refusal or similar restriction. However no owner of a unit shall convey, mortgage or lease such Unit unless and until all sums due the Association by way of assessment of any kind or other charge and whether evidenced by recorded liens or not are currently paid and not delinquent and in the event of delinquency the grantee, mortgagee or lessee, if notified before paying or disbursing the owner, shall apply the proceeds of such transaction first to payment of the delinquent amounts before payment of any sum to the owner. The Association shall in any event issue a written statement under signature of an officer or management contractor to such grantee, mortgagee or lessee verifying the status of all delinquencies or upon payment of delinquencies as shown shall constitute conclusive evidence of compliance with this paragraph. No owner of a Unit may rent or lease the Unit without first obtaining the approval of the Board of Directors for such rental and such approval shall not be unreasonably withheld. All leases shall be in writing and in no case shall a lease have an initial term of less than 30 days. Any application for approval to rent a Unit shall be submitted to the Board of Directors and the Board shall respond to the application within 14 days from the date of receipt of the written notice from the owner of the Unit and failure to respond within the 14 day period shall be deemed to be approval of the proposed rental. The

Association shall from time to time adopt objective standards relating to the terms, conditions and suitability of tenants for rental of Units.

Inquiries about invisible pet fences have been received by the Association Board. Our By Laws require all pets to be on a leash outside, so the Association can not allow them.

Neighborhood security was discussed. The Association Board will investigate this matter.

Mark Heindselman described the work done on the swale this summer by Abode Construction. It seems to be working efficiently.

There are a few miscellaneous upkeep jobs such as painting needed around front doors & posts. Several volunteers will be painting unit numbers which need it. Oil spots on the driveway are the unit owner's responsibility.

The Association Board is working on a plan to refurbish the planters along the boulevard. Because of the expense involved, we may need to do a few of them at a time in stages, not all at once.

We now have an extra Yardy available for use. They will be stored at Don Trumbull's unit #3771. Please return it to Don when you're finished using it.

HOA finances were discussed so everyone knows how the Association's money is being spent.

Bev Persons nominated Bryan Benjamin to the Association Board, it was seconded by Pat Thompson. The motion passed unanimously.

Dave Mossbarger nominated Bev Persons to the Association Board, it was seconded by Pat McDowell. The motion passed unanimously.

An Ad Hoc committee consisting of Pat Thompson, Pat McDowell, and Pat McCormick was appointed to inspect and confirm the Association's Reserve Certificates.

A motion to adjourn was made by Pat Thompson and seconded by Grace Ebert. Meeting was adjourned.

Stone Creek First Owners Association Board

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

October 20, 2016

The meeting was called to order at 6:30pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell, Karen Carroll, Dave Lathrop. Guests Pat McCormick.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$13,549.39.
- A motion to approve the September minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.

NEW BUSINESS:

-
- The next HOA Board meeting is scheduled for November 10, 2016, 6:30pm at #3752.
- American Family insurance rates will increase \$194 total (\$16.17/month) for 2017.
- A motion to reimburse Pat Carroll for \$162.47 in HOA expenses was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- The snow removal contract with Cutter Construction LLC was reviewed.
- A quote by Pat McCormick to upgrade the landscape beds throughout the neighborhood was reviewed. A motion to review finances in the Spring and then decide what landscaping upgrades can be done was made by Mark Heindselman and seconded by Dave Lathrop. The motion passed unanimously.
- A motion to add Pat McCormick as member at large was made by Bev Persons and seconded by Mark Heindselman. The motion passed unanimously.
- A motion to keep Bryan Benjamin as Secretary was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- A motion to Keep Bev Persons as Treasurer was made by Karen Carroll and seconded by Pat McDowell. The motion passed unanimously.

OLD BUSINESS:

- Letters have been sent to owners of properties that have issues with weeds.
- Bryan Benjamin will review tree options for the area near US 151.
- Bryan Benjamin will review financial institution rates for Certificates of Deposit.
- It is now time to remove hoses, drain valves, pick up pet toys, and remove items from common areas before winter. November 5 is the date to turn back clocks one hour.
- Refer to City of Cedar Rapids ordinances for placement and use of grills.
- Per the Bylaws: a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. **PLEASE PICK UP AFTER YOUR PET.**

- 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: 3748

A motion to adjourn at 7:40pm was made by Pat McDowell 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.
- Unit owner must send a letter requesting approval for a dumpster and/ 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.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Owners are responsible for 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 Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Upon the sale of your unit, please leave the three-ring binder provided by the Association.

Paid Advertisement (2nd posting)

Please contact Pat McCormick (phone: 563-506-5666) for appliance repairs, heating, cooling, and annual inspections for A/C and furnaces. Service calls are \$50 plus cost of parts and \$20 to install parts. **If Pat can't fix it, there will be no charge.** Pat can also help with repairs needed around your home. Yearly service to clean both the A/C and furnace is \$50. Thank you for your consideration.

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

November 10, 2016

The meeting was called to order at 6:35pm at Unit 3752. Board members in attendance were officers: Pat Carroll, Mark Heindselman, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, David Mossbarger, and Pat McCormick.

STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$10,731.21.
- A motion to approve the October minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.

NEW BUSINESS:

- The next HOA Board meeting is scheduled for January 12, 2016, 6:30pm at #3752.
- The City will collect leaves if they are piled in the main circle boulevards. Unit owners can choose to rake their leaves.
- Pizza Ranch is open until 9pm and they apologized for ending our meeting early in September. Motion to have next year's annual meeting at Pizza Ranch was made by Dave Mossbarger and seconded by Pat McDowell. The motion passed unanimously.
- For snow removal issues, place a note with your name, unit number, phone number in the birdhouse at #3752 or send an email to the association so we can address these.
- A motion to give authority to Pat Carroll and Bev Persons to put \$6,000 in a CD if checking account is more than \$12,000 on Dec. 15. was made by Mark Heindselman and seconded by Bev Persons. Motion passed unanimously.
- Please cut down dead vegetation whether it is weeds or plants/flowers.
- Thank you to those that have/will have holiday lights up around the neighborhood.
- There are significant amounts of pet waste in the common areas behind units. Pick up after your pets.

OLD BUSINESS:

- Letters were sent to owners of properties that have issues with weeds and dead plants on Oct. 15. A second letter will be sent on Nov. 15 due to non-compliance.
- A landscape architect has recommended planting Austrian Pines adjacent to US 151.
- Certificates of Deposit rates were presented and no changes are planned.
- Pat McCormick and Pat Carroll will review the number of HOA landscaping areas for improvements next year.
- It is now time to remove hoses, drain valves, pick up pet toys, and remove items from common areas before winter.
- Ice Dams are not covered by the HOA insurance.
- Refer to City of Cedar Rapids ordinances for placement and use of grills.

- Per the Bylaws: a dog or a cat must not be leashed to common elements but when walked, must be leashed and not be allowed to roam and run freely about the common elements. **PLEASE PICK UP AFTER YOUR PET.**
- Issues that a Homeowner must obtain approval from the Board are as follows but 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: None

A motion to adjourn at 7:15p was made by Dave Lathrop and seconded by Pat McDowell. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

POINTS OF INTEREST

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- **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.
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- 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.
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- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Unit Owners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Owners are responsible for 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 Association's insurance company is American Family Insurance- Daryl Braun Agency, 377-5797.
- Upon the sale of your unit, please leave the three-ring binder provided by the Association.

Paid Advertisement (3rd and final posting)

Please contact Pat McCormick (phone: 563-506-5666) for appliance repairs, heating, cooling, and annual inspections for A/C and furnaces. Service calls are \$50 plus cost of parts and \$20 to install parts. **If Pat can't fix it, there will be no charge.** Pat can also help with repairs needed around your home. Yearly service to clean both the A/C and furnace is \$50. Thank you for your consideration.