

**Stone Creek First Owners Association**  
[www.stonecreek1st.com](http://www.stonecreek1st.com) / stonecreek1st@stonecreek1st.com  
Newsletter/Minutes  
January 12, 2017

The meeting was called to order at 6:30pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guest: Christopher Marshall.

**STANDARD BOARD BUSINESS:**

- Bev Persons read the treasurer's report. The current checking account balance is \$6,591.14.
- A motion to approve the November minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously. There was no December meeting.

**NEW BUSINESS:**

- The next HOA Board meeting is scheduled for February 8, 2017, 6:30pm at #3752.
- Pizza Ranch sent a letter stating they have a room reserved for our annual meeting September 23, 2017. The meeting will be 7-9pm. Please come early to eat before the 7pm start time. The buffet closes at 8pm.
- **There are significant amounts of pet waste in the common areas behind units. Pick up after your pets.**
- The HOA's checking account and reserve certificates of deposits have been reviewed and certified by the Ad Hoc committee.
- A "2016" Financial Statement is attached to this Newsletter.
- Contact #3752 if you had a red plastic container blow away. It will be thrown away if not claimed before January 31, 2017.
- A motion to approve garage trim repair for #3651 (\$39.92) was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- A motion was made by Bev Persons and seconded by Bryan Benjamin to approve a storm door for #3546. The motion passed unanimously.

**OLD BUSINESS:**

- 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.
- 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, 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: None

A motion to adjourn at 7:05p was made by Pat McDowell and seconded by Bev Persons. The motion passed unanimously.

**Stone Creek First Owners Association**  
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Newsletter/Minutes  
February 8, 2017

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

**STANDARD BOARD BUSINESS:**

- Bev Persons read the treasurer's report. The current checking account balance is \$21,096.51.
- A motion to approve the January minutes with a revision to the annual meeting date (Thursday, September 21, 2017) was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.

**NEW BUSINESS:**

- The next HOA Board meeting is scheduled for Wednesday March 8, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting: moving funds to the reserve.
- A motion to approve printing expenses by Pat Carroll (\$226.57) was made by Mark Heindselman and seconded by David Mossbarger. The motion passed unanimously.
- A motion to approve printing expenses by Bev Persons (\$21.18) was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously.
- Please be on the lookout for loose and broken siding during this windy season and report any to a member of the HOA Board.
- The bounced check fee is currently set at \$30 per incidence.
- The association received a quote from J&L Lawn Care for mowing services. The association will wait for the current service provider, Greg's Lawn & Landscaping, to provide a quote to compare with J&L.
- There is an open house meeting for the US 151 road construction project scheduled by the Iowa DOT for 5-6:30pm Thursday, February 16, at the Fairfax City Hall.

**OLD BUSINESS:**

- 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.
- 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, 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: 3546

A motion to adjourn at 7:25p was made by Pat McDowell and seconded by Bev Persons. 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 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.
- 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.

## Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

March 8, 2017

The meeting was called to order at 6:35pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. No guests were present.

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$24,382.92. The HOA taxes have been paid.
- A motion to approve the February minutes was made by Mark Heindselman and seconded by Bev Persons. The motion passed unanimously.

### NEW BUSINESS:

- The next HOA Board meeting is scheduled for Thursday, April 20, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting: moving funds to the reserve, fines for dog waste pick up, outside water shut off.
- **Dog droppings are again becoming an area of concern. The pet owner is responsible for all droppings in their condo area plus any of the pet's droppings in common areas and neighbors' areas. Droppings should be picked up every one or two days, not left for a week or more as some association members have complained about the smell. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time. Chains, ropes, tie-outs, or anything similar are NOT to be used.**
- A motion to approve a transfer of \$12,000 to the HOA reserve was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- A motion to approve continuing lawn care with Greg's Lawn Care was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously.
- Please be on the lookout for loose and broken siding during this windy season and report any to a member of the HOA Board.
- Pat Carroll will talk with Larry Chmelicek about inspecting roofs.
- Pat Carroll will talk with the 2<sup>nd</sup> association about going in together for road pavement cracking and concrete repair.
- Daylight Savings Time starts on March 12. Remember to set your clocks ahead one hour.

### OLD BUSINESS:

- 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.
- 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, 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: None

A motion to adjourn at 7:20pm was made by Pat McDowell and seconded by Bev Persons. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

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- 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.

**Stone Creek First Owners Association**  
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Newsletter/Minutes  
April 20, 2017

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

**STANDARD BOARD BUSINESS:**

- Bev Persons read the treasurer's report. The current checking account balance is \$18,520.45.
- A motion to approve the March minutes was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.

**NEW BUSINESS:**

- The next HOA Board meeting is scheduled for Thursday May 11, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off.
- Zach Loeffler with Greg's Lawn and Landscaping was present to answer mowing related questions. Mowing is Thursday or Friday depending on weather. Weeds will be sprayed the week of April 24-28. They will not mow soggy areas to protect the grass. Issues can be directed to Zach at (319) 393-0101 and he will pass them on to the HOA Board.
- The Fairfax City-Wide Garage Sale is May 20. This is a good time for a garage sale as the Fairfax event draws a lot of people to the area.
- Nicole Knoll discussed removing some landscaping near their home. Reseeding will be the homeowner's responsibility.
- Pat Carroll and Patrick McCormick will determine which landscaping beds in the boulevards will be redone this year.
- Thank you to Darcy Ehrmann for cleaning out a landscape area near her home.
- A motion to approve Sharon Ernberger's new storm door request was made by Pat McDowell and seconded by Bev Persons. The motion passed unanimously.
- A motion to authorize Larry Chmelicek to inspect roofs at \$50/building plus minor repair expenses was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- Pat Carroll has requested an estimate for road pavement cracking and concrete repair from Pate Construction in Marion.
- Please report to a Board member if you see trucks from the Gardens nursing home development on Dean Road driving on our private street.

**OLD BUSINESS:**

- Please be on the lookout for loose and broken siding during this windy season. Report damage to any HOA Board member.
- 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. 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, 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 7:40pm was made by Pat McDowell and seconded by Bev Persons. 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 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.
- 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 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, (319) 377-5797.
- Upon the sale of your home, please leave the three-ring binder provided by the Association.

## Stone Creek First Owners Association

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Newsletter/Minutes

May 11, 2017

The meeting was called to order at 6:40pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell and Karen Carroll. Guests: Larry Chmelicek.

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$15,789.13.
- A motion to approve the April 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 Thursday June 8, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off.
- Larry Chmelicek was present to discuss the ongoing roof inspections. Brittle seals around sewer pipes are being replaced. Shingles are still looking good. Gutters near trees are being cleaned out. Inspections will finish after additional seals arrive.
- The Fairfax City-Wide Garage Sale is May 20. This is a good time for a garage sale as the Fairfax event draws a lot of people to the area.
- A motion to approve Denise Polansky's new storm door request was made by Bev Persons and seconded by Mark Heindselman. A motion to also approve Denise Polansky's request for a swing/hammock was made by Bev Persons and seconded by Karen Carroll. Both motions passed unanimously.
- A motion to accept an estimate of \$2,089.75 for concrete pavement crack sealing was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously. Please be prepared to move vehicles for the repairs.
- Weeds are starting to appear in the rock landscaping areas around the units. Homeowners are responsible for removing the weeds.
- Tree issues including bare spots, exposed roots, and dead trees are being reviewed. The Board is coordinating with landscapers and nurseries to find solutions.
- A motion to reimburse Pat Carroll for newsletter printing at Staples (\$95.26) was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- One unit has a hole in its siding. This issue has been sent to Larry Chmelicek for repair.

### OLD BUSINESS:

- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are not covered by the HOA insurance.



- 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, 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 7:40pm was made by Pat McDowell and seconded by Bev Persons. 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 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.
- 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 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 HOA's insurance is American Family - Daryl Braun Agency, (319) 377-5797.
- Upon the sale of your home, please leave the three-ring binder provided by the Association.

**For Appliance repair, Heating, cooling, and yearly service of A/C and Furnace.** Call or text Patrick McCormick 563-506-5666. Service call is \$50.00 plus \$20.00 to repair or install parts if needed. I can also help with repairs needed around the home.

**If I can't fix it there will be no charge.**

Yearly service to both the A/C and Furnace is \$50.00. Thank you for your consideration.

(Advertisement printing 1 of 6 – May 2017)

**Stone Creek First Owners Association**  
[www.stonecreek1st.com](http://www.stonecreek1st.com) / stonecreek1st@stonecreek1st.com  
Newsletter/Minutes  
June 8, 2017

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

**STANDARD BOARD BUSINESS:**

- Bev Persons read the treasurer's report. The current checking account balance is \$17,578.08.
- A motion to approve the May 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 Thursday July 20, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off, and election of three officers.
- A motion to approve Denise Polansky's landscaping request was made by Bev Persons and seconded by Pat McDowell. The motion stated the proposed landscaping area could be up to three feet wide. The motion passed unanimously.
- Parking on the street has been an issue. Please park in your garages and on your driveways to keep the streets as open as possible.
- Please keep your speeds down as you drive through the neighborhood. We do have many kids, walkers, and pets in the area and safety is a concern.
- Quotes for updating (new borders and rock) landscaping areas were discussed. A motion to approve updating half (eight) of the HOA areas (up to \$5,000 at \$600/area) was made by Bryan Benjamin and seconded by Bev Persons. The motion passed unanimously.
- There will be a work day to trim trees and clean out the HOA landscaping areas of weeds. All will be invited to attend and help maintain our neighborhood.
- Weeds are starting to appear in the rock landscaping areas around the units. Homeowners are responsible for removing the weeds. Contact Pat Carroll to borrow the HOA's equipment and Roundup for weed control.
- Roof inspections and minor repairs have now been completed on all buildings.

**OLD BUSINESS:**

- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are not covered by the HOA insurance.
- 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, 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 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 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.
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**If I can't fix it there will be no charge.**

Yearly service to both the A/C and Furnace is \$50.00. Thank you for your consideration.

(Advertisement printing 2 of 6 – June 2017)

## Stone Creek First Owners Association

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Newsletter/Minutes

July 20, 2017

The meeting was called to order at 6:35pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, and Karen Carroll. Guests: None.

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$19,503.63. Capital improvements (new trees, landscaping area improvements, and road pavement sealing) expenses have been paid.
- A motion to approve the June 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 Thursday August 17, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off, on-street car and RV parking, and election of three officers.
- Weeds are a problem in rock landscaping areas around the units. Homeowners are responsible for removing the weeds. Contact Pat Carroll to borrow the HOA's Roundup for weed control. Letters will be going out to homeowners with weed issues.
- Next year seven more landscaping areas will be improved for a cost of \$4,200.
- The bent water valve at #3767 will be repaired for an estimated \$1,400 plus material cost. Cutter (snow removal company) will pay for half of the repair, the HOA will pay for materials and half of the repair cost.
- Thank you to those watering the new evergreens by US 151.
- There is a dead evergreen adjacent to Dean Road. Bev Persons will call tree professionals to determine why the tree died and if the problem could spread.
- Ideal Window is no longer an Anderson Silver Line approved dealer. Please contact Ogden and Adams Lumber (Dave Alberts, 366-5533) for window/patio door repairs.
- The HOA will power wash units' siding if there is mold present and a request is made.

### OLD BUSINESS:

- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are not covered by the HOA insurance.
- 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, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- Units for sale: 3447 (Ranch), 3563 (Townhouse)

A motion to adjourn at 7:35pm 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 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.
- 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 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 HOA's insurance is American Family - Daryl Braun Agency, (319) 377-5797.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

**For Appliance repair, Heating, cooling, and yearly service of A/C and Furnace.** Call or text Patrick McCormick 563-506-5666. Service call is \$50.00 plus \$20.00 to repair or install parts if needed. I can also help with repairs needed around the home.

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Yearly service to both the A/C and Furnace is \$50.00. Thank you for your consideration.  
(Advertisement printing 3 of 6 – July 2017)

**Deck Staining** - Brendan McCormick will be staining decks again this year. This is his seventh year staining and is very confident you will be more than happy with his work. Call/text him at 563-506-5510 or visit his website at [www.mccormickstainingservices.com](http://www.mccormickstainingservices.com) to schedule a free quote! (Advertisement printing 1 of 3 – July 2017)

## Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

August 17, 2017

The meeting was called to order at 6:30pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, Dave Mossbarger and Karen Carroll. Guests: None.

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$4,301.40. A deposit of \$12,000 was made in August to the HOA reserve.
- 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 Thursday September 14, 2017, 6:30pm at #3752.
- Running list of topics for the annual meeting (Thursday September 21, 2017 7-9pm at the Pizza Ranch): moving funds to the reserve, fines for dog waste pick up, outside water shut off, on-street car and RV parking, and election of three officers.
- Please arrive early to the annual meeting to eat as the meeting will start promptly at 7pm and the buffet closes at 8pm.
- Greg's Landscaping used "Bullet Bricks – Charcoal Color" pavers and "Red Brick Chips" rock when they updated the landscaped areas earlier this summer.
- A motion to reimburse Pat Carroll for three bills totaling \$79.66 for HOA stamps and printing was made by Mark Heindselman and seconded by Pat McDowell. The motion passed unanimously.
- More pet droppings have been seen in the neighborhood, especially along Dean Road. Please pick up after your pet.
- Weeds in the rock drainage swale will be sprayed at the next mowing. Mowing has been limited due to dry conditions.
- National Night Out was August 1. Plans for next year will be discussed.
- Please pick up apples from the HOA trees to use or discard.

### OLD BUSINESS:

- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are not covered by the HOA insurance.
- 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, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- Units for sale: 3447 (Ranch), 3563 (Townhouse)

A motion to adjourn at 7:10pm was made by Bev Persons and seconded by Pat McDowell. 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 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.
- 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 a lawnmower or snow removal equipment. This could result in a fine.
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(Advertisement printing 4 of 6 – August 2017)

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## **Stone Creek First Owners Association**

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

### **September 21, 2017 – Annual Meeting**

The meeting was called to order at 7:00pm at Pizza Ranch in Cedar Rapids. Board members in attendance were officers Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members Pat McDowell, Dave Lathrop, Dave Mossbarger, Patrick McCormick, and Karen Carroll. A roll call of units represented was taken.

Andrea Weiss with the Gardens of Cedar Rapids was introduced and gave a short talk about their continuing care retirement community. She can be reached at (319) 930-6666 with any questions. They also have a room large enough to host the HOA's annual meeting.

Bryan Benjamin read the 2016 Annual Meeting minutes. A motion was made by Dave Mossbarger and seconded by Bev Persons. The motion passed unanimously.

Bev Persons gave the treasurer's report:

- The current checking account balance is \$5,676.02 and all bills are paid
- The reserve certificates total is \$236,256.61
- The Association total assets are \$241,932.63

Pat Carroll reviewed the major expenses of 2016/2017:

- \$24,000.00 to the Association reserve certificates
- \$5,316.00 to replace all 81 vent pipe seals on the unit roofs (Diversified Builders)
- \$5,136.00 to refurbish eight landscape planters (Greg's Landscaping)
- \$2,174.25 to seal cracks in the road pavement (Pate Asphalt Systems)
- \$1,064.65 to replace three trees by Highway 151 (Fairfax Greenhouse & Landscaping)

TOTAL = \$37,690.90

There was a discussion regarding taking capital expenses out of the reserve certificates and not the checking account. Board members explained that the money was available in the checking account and not all of the expenses were capital improvements. The Board has not accessed funds in the reserve certificates. Dues were raised last year to complete special projects and put more into the reserve certificates. Next spring the final seven landscaping areas will be refurbished.

In the past two years the Association has been responsible for repairing two broken water shutoff valves. One expense was over \$6,000 because the concrete driveway had to be removed and replaced. The second repair cost \$1,400 (Cutter Construction paid half). The homeowner can choose to have the City come and shut off the water valve outside while on extended vacation and not be charged the monthly minimum on the water/garbage bill. There is a charge for having the City turning the water valve back on. A second option is to shut the



water off in the unit's lower level, but continue to pay the monthly minimum for water/garbage. A vote was taken and the Association will still be responsible for future water shutoff valve repairs.

- An Ad Hoc committee consisting of Pat Thompson, Katherine McLaren, and Dave Lathrop was appointed to inspect and confirm the Association reserve certificates.
- A nomination was made for Mark Heindelsman, Bev Persons, and Bryan Benjamin to remain on the Association Board. The motion passed unanimously.
- The Station has asked for a change in City zoning to add a car wash at their location.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- Ice Dams are not covered by the HOA insurance.
- 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.
- 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.
- 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 the unit.
- Homeowners are responsible for removing weeds in the rock areas around their homes.
- Please welcome all new neighbors.

#### **ROUND ROBIN DISSCUSION ITEMS**

- The Association will power wash a unit if there is mold present. General power washing is the responsibility of the homeowner.
- Screen damage is the responsibility of the homeowner.
- Contact Pat Carroll if your downspout is plugged. The Association pays for cleanout.
- The water spigot on the back of each building is owned by unit where it is located. Talk with your neighbors regarding use or install a water spigot on your own unit.
- Glenn and Grace Ebert will be moving. Thank you for being great neighbors.
- The City does not have money or short-term plans for a traffic signal or roundabout at the intersection of Dean Road and Highway 151.
- The idea of the Association purchasing a tool for the water shutoff valves was raised.
- Thank you to Don Trumbull for trimming the landscaping vegetation and trees.
- Wood stacked in the woods is rotting and full of insects.
- Be prepared to replace air conditioner Freon if government regulations change.

The October Association Board Meeting will be 6:30pm Thursday, October 12, 2017 at unit #3752.

A motion to adjourn at 8:00pm was made by Marcia Evenson and seconded by Dave Lathrop. The motion passed unanimously.

Stone Creek First Owners Association Board

## Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

October 12, 2017

The meeting was called to order at 6:30pm at #3752. Board members in attendance were officers: Pat Carroll, Bev Persons, Mark Heindselman, and Bryan Benjamin. At large members: Pat McDowell, Dave Lathrop, Dave Mossbarger and Karen Carroll. Guests: None.

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$6,700.75.
- A motion to approve the August minutes was made by Dave Lathrop and seconded by Pat McDowell. The motion passed unanimously.

### NEW BUSINESS:

- The next HOA Board meeting is scheduled for Thursday December 7, 2017, 6:30pm at #3752.
- A motion to reimburse Pat Carroll for three bills totaling \$189.81 for printer cartridges, and printing expenses was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.
- A Mediacom box was found with a broken wire and the cover removed. The cover was replaced.
- The Ad Hoc committee has completed a review of the reserve certificates. The certificates have been returned to the HOA's safety deposit box.
- Pat and Karen Carroll will visit The Gardens facility as potential site for the 2018 HOA Annual meeting.
- A complaint was received regarding pet waste in the common area behind units 3502, 3504, and 3506.
- Daylight Savings ends on Saturday, November 4. Turn your clocks back one hour.
- A tree at #3600 needs removal and/or replacement. The tree issue is under review.
- It is time to bring in hoses and turn off outside water spigots.
- A motion to reinstall Mark Heindselman (vice president), Bev Persons (treasurer), and Bryan Benjamin (secretary) for Board officers was made by Dave Mossbarger and seconded by Pat McDowell. The motion passed unanimously.
- Downspouts at #3520 and #3618 are clogged and will be cleaned.

### OLD BUSINESS:

- 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, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

A motion to adjourn at 7:00pm was made by Bev Persons and seconded by Pat McDowell. 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 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.
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- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
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(Advertisement printing 5 of 6 – October 2017)

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## Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

December 7, 2017

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

### STANDARD BOARD BUSINESS:

- Bev Persons read the treasurer's report. The current checking account balance is \$6,228.80.
- A motion to approve the October minutes was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously. The November meeting was canceled.

### NEW BUSINESS:

- The next HOA Board meeting is scheduled for Thursday January 18, 2017, 6:30pm at #3752.
- Cutter Construction will be providing snow removal services again this year. Leave your outside light on overnight if you want your driveway sanded. They will plow if there is at least 1.5 inches of snow on the road and will do driveways if there is 2 inches or more. Owners are responsible for clearing drifts or snows less than 2" in their driveways. Please leave the guide poles in their spots as they give the drivers visible landmarks for plowing and reduce grass damage in the boulevards.
- **Reward:** Lost Cat. Picklepuss, male gray tabby with green eyes, very big, blue collar with gold name tag, and shy. Please check your house and garage. Missed very much. If found or seen please call Shelly in #3608 at (319) 521-4971.
- **Found:** Bracelet found near mailbox by house #3767. Please contact Pat Carroll in #3752 to identify and claim.
- Annual meeting will be September 20, 2018 at the Gardens.
- Thank you to home owners that have decorated for the holidays.
- If possible, don't put recycling out on extremely windy days. There was a lot of debris blowing around the neighborhood due to tipped over containers recently.
- Reminder to keep lights and items out of the path in common areas due to potential damage to snow removal equipment.

### OLD BUSINESS:

- 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, anything installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**

A motion to adjourn at 7:00pm was made by Bev Persons and seconded by Pat McDowell. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

### **POINTS OF INTEREST**

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(Advertisement printing 6 of 6 – December 2017)

Respectfully submitted by Bryan Benjamin.

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- 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.
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- 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.
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- 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.