

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

April 10, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, and Dave Lathrop. Guests: Sam David, Dylan Erlacher, and Peggy Quandt.

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$51,103.32.
- A motion to approve November 2024 minutes was made by Marcia Evenson and seconded by Renee Dostal. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be May 15, 2025, 6:30pm at #3752 (garage). 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 motion to approve the removal of a large tree branch and two uprooted trees was made by John Quandt and seconded by Renee Dostal. The motion passed unanimously.
- With the nicer spring/summer weather, please make sure to pick up pet waste every day or two. Unit owners with excessive pet waste may receive a letter and a fine of up to \$100. We need to keep the lawn clear for mowing and sanitary reasons.
- An estimate from Linn County REC to add streetlights at the top of the 3500 and 3700 blocks was discussed. John Quandt will contact Linn County REC for an updated estimate.
- A motion to hire Diversified Builders to clean out dryer vents for 3400 and 3500 units this year was made by Marcia Evenson and seconded by John Quandt. The motion passed unanimously. The HOA will pay to do 1/3 of the HOA units each year. Pat Carroll will verify a quote of \$50/unit.
- The Fairfax City-Wide Garage Sale is scheduled for May 17. With increased garage sale traffic, this has typically been a good time to have garage sales in the association.
- Ignore mailings from American Water Resources. The HOA handles water pipe issues outside of each unit.
- Pat Carroll will work with ProLawn to reduce the spread of willow trees on the 3700 block.
- Tuesday, August 5 is the proposed date for a neighborhood picnic in the driveway of 3602.
- If you want your smoke alarms checked, contact Sydney K. Wright, Public Education Specialist at (319) 286-5218. There is no charge, but contributions are appreciated. They will change batteries, or the full smoke alarm unit as needed.
- Replacing lights on garages has been tabled.
- Temporary street parking is allowed for guests and short visits if it doesn't block access. Parking on streets overnight is discouraged and for more than 48 hours is prohibited.
- A motion to pay Pat Carroll for association expenses of \$105.18 was made by David Lathrop and seconded by John Quandt. The motion passed unanimously.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City’s grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**
- Returned checks will include an additional \$30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (POD) to the Association Board indicating the time that the dumpster will be used, or they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- 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 7:25pm was made by Dave Lathrop and seconded by John Quandt. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

ESTATE SALE at #3528: April 24th 2pm to 6pm, April 25th 1pm to 6pm, and April 26th 10am to 2pm

Stone Creek First Owners Association

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Newsletter/Minutes

May 15, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Deb Heindselman, Pat McDowell, Dave Mossbarger, and Pat Woods. Guests: Bob Akers, Bob Dostal, Peggy Quandt, Rob Shearer, and Dan Towey.

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$61,351.45.
- A motion to approve April 2024 minutes was made by Marcia Evenson and seconded by Renee Dostal. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be June 12, 2025, 6:30pm at #3752 (garage). 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 motion to approve a quote (\$4,730.55) from Linn Co REC for streetlights on the east sides of 3500 and 3700 was made by Renee Dostal and seconded by Pat McDowell. The motion passed unanimously.
- A motion to allow white handrails on the front steps of #3722 was made by Marcia Evenson and seconded by Renee Dostal. The motion passed unanimously.
- Diversified Builders will be cleaning out dryer vents for 3400 and 3500 units this year. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- Board members will be inspecting front doors for maintenance issues and cracks between the garage and driveways. Maintenance and repairs of these two issues paid for by the HOA.
- A motion to approve a quote (\$13,760) from Abode Construction to repair the creek erosion near #3522 was made by Peggy Quandt and seconded by Rob Shearer. The motion passed unanimously.
- A broken branch and a fallen tree were cut down in the grove behind 3500/3600 this past month.
- Tuesday, August 5, 6:00pm is the proposed date and time for a neighborhood potluck picnic in the driveway of 3602. Please bring your own chairs.
- Avoid driving on the grass behind the curbs or next to the driveways.
- The small tree near #3502 will be removed and possibly replaced.
- Let a Board member know if you have any issues to discuss at the annual meeting.
- Remove oil stains from your driveway.
- Owners are responsible for removing weeds from their rock areas. You can borrow Round-up from Pat Carroll in #3752.
- Owners are also responsible for maintaining their decks. Please inspect your deck for possible structural issues.
- Let Pat Carroll know if your unit's siding has mold issues. Diversified Builders will clean it off.

- Get out and meet our new neighbors. Report any outdoor issues with the buildings.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City’s grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**
- Returned checks will include an additional \$30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (POD) to the Association Board indicating the time that the dumpster will be used, or they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: 3651 (sale pending), 3626, and 3734.

A motion to adjourn at 7:10pm was made by John Quandt and seconded by Renee Dostal. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association
www.stonecreek1st.com / stonecreek1st@stonecreek1st.com
Newsletter/Minutes
June 12, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Dave Lathrop, and Pat McDowell. Guests: None

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$54,437.86.
- A motion to approve May 2025 minutes was made by Karen Carroll and seconded by Renee Dostal. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA Board meeting will be July 17, 2025, 6:30pm at #3752 (garage). 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.**
- John Quandt is working with Linn Co. REC to get streetlights installed for #3500 and #3700. There will be another utility locate ordered prior to the installation. Expect more utility flags.
- A motion to transfer \$24,000 from checking to reserves was made by Renee Dostal and seconded by Dave Lathrop. The motion passed unanimously.
- Diversified Builders will be cleaning out dryer vents for 3400 and 3500 units this year. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- The tree at #3502 was removed and will be replaced.
- **Tuesday, August 5, 6:00pm is the date and time for a neighborhood potluck picnic in the driveway of 3602. Please bring your own chairs, plates, utensils, and a dish to pass.**
- Let a Board member know if you have any issues to discuss at the annual meeting in September.
- **Owners are responsible for removing weeds from their rock areas. You can borrow Round-up from Pat Carroll in #3752. Letters will go out to owners that have weed issues.**
- Owners are also responsible for maintaining their decks. Please inspect your deck for possible structural issues.
- Be careful driving through the neighborhood as there are more children in the area.
- HOA Board members are working with the owner of #3612 regarding water damage from a roof leak.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**
- Returned checks will include an additional \$30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- Don Trumbull #3771 has a Yardy Cart. Please contact him if you would like to use it.
- Homeowners must send a letter requesting approval for a dumpster and/or storage container (POD) to the Association Board indicating the time that the dumpster will be used, or they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: 3651 (sale pending), 3626, and 3734.

A motion to adjourn at 7:10pm was made by John Quandt and seconded by Karen Carroll. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association

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Newsletter/Minutes

July 17, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, and Pat McDowell. Guests: Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$48,464.76.
- A motion to approve June 2025 minutes was made by Dave Lathrop and seconded by Renee Dostal. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be August 14, 2025, 6:30pm at #3752 (garage). All association members are invited to attend.**
- *****There will be a neighborhood potluck on Tuesday, August 5, 6:00pm in the driveway of #3602. Please bring your own chairs, plates, utensils, beverages, and a dish to pass.*****
- **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.**
- John Quandt is working with Linn Co. REC to get streetlights installed for #3500 and #3700. There will be another utility locate ordered prior to the installation. Expect more utility flags.
- A deposit of \$24,000 made to the reserves last month.
- Diversified Builders will be cleaning out dryer vents for 3400 and 3500 units in September or October. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- The HOA Annual Meeting will be held September 11, 2025, at 6:30pm in the driveway of #3704. Let a board member know if you have any issues to discuss. Current topics listed include plant growth adjacent to the creek and boulevard trees.
- Abode will be realigning the creek in late July or August to improve eroded areas.
- John Quandt will be trimming some of the Association's trees.
- John Quandt has been researching a replacement tree and rock for #3502.
- Dave Lathrop will purchase an electric trimmer for the Association's boulevard bushes.
- Volunteers are needed to distribute the newsletter each month. Please reach out to Pat Carroll in #3752 if you can assist.
- Owners are responsible for removing weeds from their rock areas. You can borrow Round-up from Pat Carroll in #3752.
- Owners are also responsible for maintaining their decks. Please inspect your deck for possible structural issues.
- The Association will make estimated quarterly tax payments to avoid penalties.
- 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.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly.**
- Returned checks will include an additional \$30 fee for bank and processing charges.
- Information sheets should be filled out and returned to #3752.
- Sump pumps should be inspected annually and replaced every 7-10 years.
- 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 (POD) to the Association Board indicating the time that the dumpster will be used, or they will be assessed \$100.00.
- Damages caused by a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: 3516 and 3734.

A motion to adjourn at 7:15pm was made by Dave Lathrop and seconded by Renee Dostal. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association

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Newsletter/Minutes

August 14, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, and Pat McDowell. Guests: Sam David and Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$43,227.76.
- A motion to approve July 2025 minutes was made by Renee Dostal and seconded by Dave Lathrop. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be the HOA Annual Meeting, September 11, 2025, 6:30pm at #3704 (driveway). All association members are invited to attend. Let a board member know if you have any issues to discuss. Current topics listed include plant growth adjacent to the creek, security cameras, and boulevard trees.**
- **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.**
- Thank you to Carole Fluegel for hosting and all those that helped/attended the August HOA potluck!
- A motion to approve reimbursements: \$153.12 to Dave Lathrop for an electric trimmer, \$388.13 to John Quandt for a lilac and landscaping materials, and \$144.33 to Pat Carroll for copier toner, was made by Marcia Evenson and seconded by Pat McDowell. The motions passed unanimously.
- John Quandt is working with Linn Co. REC to get streetlights installed for 3500 and 3700. There will be another utility locate ordered prior to the installation. Expect more utility flags.
- Diversified Builders will be cleaning out dryer vents for 3400 and 3500 units in September or October. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- Abode will be realigning the creek this fall to improve eroded areas.
- Know anyone that would like to get paid to pull weeds? Contact Pat Carroll.
- Dave Lathrop purchased an electric trimmer for the Association's boulevard bushes. Contact Dave in #3750 if you would like to borrow it.
- Volunteers are needed to distribute the newsletter each month. Please reach out to Pat Carroll in #3752 if you can assist.
- Reminder, the HOA mailing address is #3579 for paying dues (prior to the 10th of each month)
- Owners are responsible for removing weeds from their rock areas. You can borrow Round-up from Pat Carroll in #3752.
- Owners are also responsible for maintaining their decks. Please inspect your deck for possible structural issues.
- 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.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City’s grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
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- Please make new association members feel welcome.
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- 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 a Satellite Dish are the responsibility of the homeowner.
- Homeowners will be billed for 50% of garage door replacement if they do not know who caused the garage door damage. Homeowners are responsible for garage door springs, openers, cables, and seals.
- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: 3516 and 3734.

A motion to adjourn at 7:00pm was made by John Quandt and seconded by Renee Dostal. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association
www.stonecreek1st.com / stonecreek1st@stonecreek1st.com
Newsletter/Minutes
September 11, 2025 – Annual Meeting

The meeting was called to order at 6:30pm in the driveway at #3704. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, Pat McDowell, and Bev Persons.

The next board meeting will be October 9, 2025, 6:30pm in the garage of #3752. All association members are invited to attend.

A roll call of units represented was taken. A motion was made to forgo reading of the 2024 minutes and approve the minutes by Dave Lathrop and seconded by Cindy Brennan. The motion passed unanimously.

Renee Dostal gave the treasurer's report:

- The checking account balance is \$39,939.72
- The reserves as of September 8, 2025, are \$240,271.86

Pat Carroll listed the HOA accomplishments in the past year:

Erosion repair of the creek near #3522, \$24,000 added to the reserves, streetlights added for 3500 and 3700 blocks, dercho damaged tree removals from center grove, tree replacement at #3502, and PolyRaise at the end of 3500 block.

The 2025/2026 proposed budget was presented by Pat Carroll: \$1,800 x 81 units = \$145,800 income

| | |
|----------------------|-----------|
| Insurance | \$50,000 |
| Snow Removal | \$25,000 |
| Lawn Care | \$30,000 |
| Reserve | \$24,000 |
| Remove Growth on 151 | \$10,000 |
| Misc. Expense | \$1,800 |
| Total: | \$145,800 |

Quotes for the 2025-2026 HOA insurance policy will be received soon. If there are lower than anticipated expenses, additional income will be transferred to the reserves.

Replacing evergreen trees along Dean Road was discussed. Estimates are around \$8,000 for 4-5' tall trees and will need ongoing watering. Trees are best if planted in the spring to get established.

The Association is paying for dryer vent cleaning later this fall for the 3400 and 3500 blocks. Be prepared to have someone available to turn on the dryer during cleaning.

There was discussion about removing volunteer trees near the creek and Highway 151. The retention basin will also need to be cleaned out again in the next few years.

Pat Carroll is receiving quotes for spraying mold off siding and gutters that have it.

Ad Hoc members to review the association's reserve certificates will be Cindy Brennan, Marcia Evenson, and Bonnie Hull.

A motion to nominate Pat Carroll, John Quandt, Renee Dostal, and Bryan Benjamin to the HOA Board by Tom Brennan and seconded by Pat McDowell was approved unanimously.

Reminders: Please park vehicles in your garage or driveway to limit street parking. Pick up after your pets. Remove weeds from your landscaping areas. Increase your personal insurance Loss Assessment policies to \$25,000 or \$50,000.

Round Robin Discussion Items

- The HOA handyman will be reviewing front door frames to paint areas that need touchups.
- There are two rental units in the Association, #3510 and #3702.
- The HOA uses PolyRaise to raise driveways as needed.

A motion to adjourn at 7:10pm was made by Dave Lathrop and seconded by Colin Knoll. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

October 9, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Marcia Evenson, Dave Lathrop, Pat McDowell, Bev Persons. Guests: Mike Cutter, Sue from another HOA in north Cedar Rapids, and Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$19,559.88.
- A motion to approve August 2025 minutes was made by Bev Persons and seconded by Renee Dostal. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be November 6, 2025, 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.**
- Mike Cutter presented the winter 2025/2026 snow removal rates which were approved.
- The ProLawn quote for mowing in 2026 was approved. They will be told to modify their mowing pattern to keep the grass from laying down.
- Dan Towey in #3754 has five 12x25x1 furnace filters to give away. First come, first served. Call 319-396-4212 if interested.
- A motion to approve accepting the lowest bid to raise eight driveways in the association was made by Dave Lathrop and seconded by Marcia Evenson. The motion passed unanimously. Owners of 3534-3540 and 3632-3638 will be asked to contribute to the cost.
- Diversified Builders has cleaned the three 3400 units and will be cleaning out dryer vents for 3500 units in October or November. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- Pat Carroll is looking into costs for trimming the trees at the end of 3500.
- A motion to approve the current HOA Board members as voted at the annual meeting for the next term was made by Dave Lathrop and seconded by Bev Persons. The motion passed unanimously.
- 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. Rake leaves into Yardy carts for City removal.
- It is the time of year to remove houses and shut off outside water fixtures.

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. 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. Dues can be paid Annually, Semi-annually, Quarterly or Monthly. 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 as not to result in 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: 3516, 3638, and 3734.

A motion to adjourn at 7:05pm was made by Renee Dostal and seconded by Dave Lathrop. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

November 6, 2025

The meeting was called to order at 6:30pm at the garage of #3752. Board members in attendance were officers: Pat Carroll, Renee Dostal, John Quandt, and Bryan Benjamin. At large members: Karen Carroll, Pat McDowell, and Bev Persons. Guests: Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$16,478.32.
- A motion to approve October 2025 minutes was made by Renee Dostal and seconded by John Quandt. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be April or May 2026.**
- **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.**
- The Association received a tax refund of \$427.59.
- An insurance quote for 2025/2026 by Westfield (current carrier) was approved. Rates increased 16% but were less than other quotes provided by the Accel Group.
- With the federal government shutdown occurring and some benefits reduced, the HOA Board is open to help facilitate food assistance for owners that want to reach out. Requests will be kept confidential.
- John Quandt will be filling out an application at Trees Forever to see if they can assist the HOA with replacement trees.
- Driveway raising for eight units will be completed around the week of Thanksgiving. Owners will need to stay off the driveways 24 hours after work is completed to let the product harden.
- Diversified Builders has cleaned the three 3400 units and will be cleaning out dryer vents for 3500 units in October or November. The HOA will pay for the work. Someone will need to be in each unit during the cleaning. Pat Carroll or Larry at Diversified Builders to reach out to owners with schedule.
- 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. Rake leaves into Yardy carts for City removal.
- Please don't park on the streets during snow removal events and don't park in other owners' driveways, especially if the house is up for sale.
- **Reminder: Dues can be paid Annually, Semi-annually, Quarterly or Monthly. Checks can be mailed to #3579 Stoneview Cir SW, Cedar Rapids, IA 52404.**

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.**
- Homeowners are responsible for repairing grass damaged by pets.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills. The City's grill policy was attached to the April 2017 newsletter/minutes.
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- Please remove items from your yard as not to result in damage to lawn mowing or snow removal equipment. Damage of equipment could result in a fine.
- Upon the sale of your home, please leave the three-ring binder provided by the HOA.

Units for Sale: 3516, 3712 and 3734. 3638 has been recently sold.

A motion to adjourn at 6:45pm was made by John Quandt and seconded by Bev Persons. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.