

Stone Creek First Owners Association

www.stonecreek1st.com / stonecreek1st@stonecreek1st.com

Newsletter/Minutes

April 9, 2026

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, and Bev Persons. Guests: Collin Knoll, Henry Macaraeg, Peggy Quandt

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$54,313.37.
- A motion to approve November 2025 minutes was made by Renee Dostal and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be on May 14, 2026, 6:30pm at #3752. All association members are invited to attend.**
- **Reminder: Owners must have their own Condo Owners insurance policies to insure the occupied unit portions of the building. Talk with your insurance agents to determine appropriate insurance amount levels. It is highly recommended to raise loss assessment policy limits to \$25,000 or more.**
- Trees Forever will be planting evergreen trees along Dean Road on April 13.
- The 2025 Financial Statement is attached to the delivered newsletter.
- Thank you to John Quandt for trimming the willow trees back about six feet. Cut down brush will be removed.
- Driveway raising for eight units will be completed April 22, starting at 8am (weather dependent). Owners will need to stay off the driveways eight hours after work is completed to let the product set. Move your vehicles out of the garages/driveways prior to the start of the work.
- Diversified Builders has been contacted again to clean out dryer vents on the 3500 block. Pat Carroll or Larry at Diversified Builders to reach out to owners with the schedule.
- This fall the HOA will request lawn maintenance quotes for 2027.
- Taxes have been completed and estimated quarterly taxes will be paid this year.
- A motion to approve reimbursing Pat Carroll \$156.10 for HOA supplies was made by John Quandt and seconded by Bev Persons. The motion passed unanimously.
- Please pick up pet droppings now that the snow has melted.
- Adding a maximum number of rental units in the Association to the bylaws was discussed. There are currently three units being rented.
- Fairfax city garage sale day is scheduled for May 16 this year. Traffic is increased and it tends to be a good time for garage sales in the Association.
- Henry Macaraeg is a new owner and a certified first responder. If there is a delay after calling 911, you can reach out to Henry at (319) 389-9775.
- A request to install motion lights on the back patio door of a unit was approved over the winter. The Association does not approve non-conforming lights on the fronts of units.
- The Board is planning to trim trees behind 3767/69/71. The board is also getting quotes for apple tree stump removal. The large cottonwood tree at the end of the 3500 block was recently hit by lightning and will be watched.

- A sidewalk pedestrian ramp will be tightened on the 3600 block.
- 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.
- Short-term parking is allowed on streets. Vehicles not moved in 48 hours may be towed. Please park in your garage or driveway as much as possible.
- **Reminder: Dues can be paid Annually, Semi-annually, Quarterly or Monthly. Checks can be mailed to #3579 Stoneview Cir SW, Cedar Rapids, IA 52404. For automatic bill payment through your financial institution, include your house address in the memo line.**

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.
<https://cms8.revize.com/revize/cedarrapids/CRFD%20Outdoor%20Cooking%20Pamphlet.pdf>
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. Everyone in the neighborhood should assist in keeping it clean and neat every day.
- Please make new association members feel welcome.
- **Association Dues of \$150.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$25.00 will be added after the 10th. 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: None

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

Respectfully submitted by Bryan Benjamin.

Stone Creek First Owners Association
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Newsletter/Minutes
May 14, 2026

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

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$60,402.92.
- A motion to approve April 2026 minutes was made by Renee Dostal and seconded by John Quandt. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be on June 11, 2026, 6:30pm at #3752. All association members are invited to attend.**
- **Reminder: Owners must have their own Condo Owners insurance policies to insure the occupied unit portions of the building. Talk with your insurance agents to determine appropriate insurance amount levels. It is highly recommended to raise loss assessment policy limits to \$25,000 or more.**
- A motion to approve a \$1,500 donation to Trees Forever was made by Renee Dostal and seconded by Marcia Evenson. The motion passed unanimously. Thank you to John Quandt for organizing the planting of 17 trees and his continued watering efforts.
- A request for installation of a privacy fence at #3738 was denied.
- A motion was made to accept Critter Control's estimate of \$3,191 for bat removal from units #3608-3614 upon verification bats are present in multiple units by Marcia Evenson and seconded by John Quandt. The motion passed unanimously.
- Two Board member signatures are required for check writing/bill payment. Bills will be mailed to the association's mailing address or emailed to the HOA email address.
- There are areas of damaged sod from plowing that are being reviewed to determine appropriate restoration efforts.
- The roof gutter at #3746 will be repaired after movers damaged it. The movers will be billed.
- Remove unused cables on the exterior of your unit.
- Fire hydrants will be flushed this summer/fall.
- Depositing \$24,000 into reserves was discussed. CD rates are being reviewed.
- Be careful driving through the neighborhood as there are more children in the area.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.
- Topics for the Annual Meeting in September currently include insurance and lawn care.
- **Reminder: Dues can be paid Annually, Semi-annually, Quarterly or Monthly. Checks can be mailed to #3579 Stoneview Cir SW, Cedar Rapids, IA 52404. For automatic bill payment through your financial institution, include your house address in the memo line.**

OLD BUSINESS AND POINTS OF INTEREST:

- Homeowners are recommended to contact their condo insurance provider prior to wind/hail season and increase their "loss assessment" coverage up from the standard \$1,000 to \$25,000 or

\$50,000 to cover special assessments. Call the HOA's insurance agent, Roger Batterson at (319) 365-8611 with specific questions.

- Larry Chmelicek (319) 350-1145 will do dryer vent cleaning if the roofs are clear for a fee. **It is recommended owners do this annually to reduce the chance of fire and improve dryer efficiency.**
- Henry Macaraeg is a certified first responder. **If there is a delay after calling 911**, you can reach Henry at (319) 389-9775.
- Homeowners are responsible for repairing grass damaged by pets.
- Short-term parking is allowed on streets. Vehicles not moved in 48 hours may be towed. Please park in your garage or driveway as much as possible.
- Be on the lookout for loose/broken siding. Report damage to a Board member.
- **Ice Dams are not covered by the HOA insurance.** Report clogged downspouts.
- Refer to City of Cedar Rapids ordinances for placement and use of grills.
<https://cms8.revize.com/revize/cedarrapids/CRFD%20Outdoor%20Cooking%20Pamphlet.pdf>
- **Per the Bylaws: a dog or a cat must not be leashed to common elements. When walked, the pet must be leashed and not be allowed to roam and run freely about the common elements. Droppings should be picked up every one or two days. A fine could be imposed for neglecting the cleanup of pet waste in a reasonable time.**
- Issues that a Homeowner must obtain approval from the Board as follows but are not limited to: satellite dishes, storm doors, railing and front steps, permanent items installed in the patio area, and planting trees. **DO NOT ATTACH ANYTHING TO GARAGE DOORS OR SIDING OF UNIT.**
- This is YOUR Association. Please take responsibility in any way you can. Everyone in the neighborhood should assist in keeping it clean and neat every day.
- Please make new association members feel welcome.
- **Association Dues of \$150.00 are due on the 1st of the month. Grace period is from the 2nd to the 10th. An assessment of \$25.00 will be added after the 10th. 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: #3771

A motion to adjourn at 7:30pm was made by John Quandt and seconded by Karen Carroll. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.

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Newsletter/Minutes

June 11, 2026

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

STANDARD BOARD BUSINESS:

- Renee Dostal read the treasurer's report. The current checking account balance is \$59,222.18.
- A motion to approve May 2026 minutes was made by Dave Mossbarger and seconded by Bev Persons. The motion passed unanimously.

NEW BUSINESS:

- **The next HOA board meeting will be on July 9, 2026, 6:30pm at #3752. All association members are invited to attend.**
- **Reminder: Owners must have their own Condo Owners insurance policies to insure the occupied unit portions of the building. Talk with your insurance agents to determine appropriate insurance amount levels. It is highly recommended to raise loss assessment policy limits to \$25,000 or more.**
- A motion to trim tree branches behind units 3767-3771 for a maximum cost of \$200 was made by John Quandt and seconded by Marcia Evenson. The motion passed unanimously.
- A motion to transfer \$24,000 to the reserves was made by Dave Lathrop and seconded by John Quandt. The motion passed unanimously.
- John and Peggy Quandt will replace the one dead evergreen tree by Dean Road. Thanks to John and Peggy for the continued watering and care of the new trees.
- Dryer vent cleaning is still being planned for 2026. Someone in each unit will need to turn on the dryer while cleaning occurs.
- Let Pat Carroll know if you are aware of any ranch units coming up for sale soon.
- There is no garbage/recycling delay for the 4th of July holiday. It will be on the regular Tuesday.
- Thank you to those that have removed unused cables on the exterior of your unit.
- Board members will review the HOA's landscaping areas for weeds and dead plants.
- Be careful driving through the neighborhood as there are more children in the area.
- Get out and meet our new neighbors. Report any outdoor issues with the buildings.
- Topics for the Annual Meeting at 6:30pm, September 10, 2026 at the top of the #3700 block currently include insurance, lawn care, cleaning the retention basin, driveway raising needs, and a review of the budget/dues.
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Units for Sale: 3502

A motion to adjourn at 6:55pm was made by Dave Lathrop and seconded by Renee Dostal. The motion passed unanimously.

Respectfully submitted by Bryan Benjamin.