

The Villages of Creekside Homeowners
Association 2023 Annual Meeting Minutes
May 2nd, 2023, 6:30 PM

- I. **Call to Order-** The meeting was called to order at 6:43 pm by acting president, Karen Kohr. Karen thanked the board for all their hard work and efforts over the past year and introduced the board and the new management team from Esquire Association Management. Ryan Neumyer (CEO) and Rebecca Lesko (Community Manager).
- II. **Financial Report-** A year to date summary financial review was given by Rebecca Lesko (EAM) community manager for 2023. A copy of the financial summary will be posted to the resident portal along with a copy of the annual meeting minutes upon approval by the board.
- III. **Community Updates**
 - a. **Management Report-** It was noted by EAM that any calls or emails that come into the office are handled and addressed as they are received. Provided an update on how to access the CINC resident portal. Any questions concerning registration please contact EAM.
 - b. **Updates on Neighborhood Services/Inspections/Arch Process-** If interested in making a change to your home, please submit an ARCH request online at the EAM website. All submissions must be reviewed and approved by the association.
 - c. **Committee Updates-** Karen Kohr provided a landscaping committee update.

Landscaping Committee Update

What a year! A positive note first, we were able to acquire a contract of services with Penn Turf through 2025! I wish to thank them for all their work in this community. They go above and beyond the contract to make the Villages of Creekside beautiful. Additionally, the entrances were landscaped to add an ascetic appeal and I wish to thank Penn Turf, and my committee members, Susan and Dennis Kochvar for their help on this project. You all did an awesome job! The buffer area remains healthy, we were given the thumbs up, by the Riparian Rangers who say the transformation is amazing as we have eradicated almost all the invasive weeds. Our area has gone from this is what you don't do, to this is what you do, do! Again, a shout out to my committee members and Penn Turf for all their hard work. Unfortunately, there also have been some negatives. This past year was an expensive year for lawn and landscape! We had two trees die along Creekside Drive, that needed to be taken down. The storm runoff area along Meadowood Circle needed repaired. The improvement, however, has significantly slowed down the water

flow in that area. We are still looking into the drainage from the Cross Creek Basin to the Meadowood Circle Basin. In addition, we had several major sinkholes in the Pondsides Basin, the White Oak Circle Basin and the storm runoff area by Oak Street. These were all repaired by PG Martin Excavating and we are hoping the issues were resolved. There were several small sinkholes in the common area, the recommendation was to be filled them in with dirt. These areas will be observed by Penn Turf.

Rachael Bowman then provided an update for Maintenance/Pool Committee and Social and Publicity.

Publicity Committee Update

- Website - updated with new information - some examples are
 - Monthly Board Meeting Minutes
 - New Management Company's Contact Information
 - How to pay dues with the Esquire Association Management portal
- Facebook
 - Publicizing social committee events
 - People are using it for recommendations of businesses, lost animals, etc.
 - Have started a "Committee of the Week." Hopefully this will help get more people involved in the community.
 - The committee chairs may choose to communicate info through Facebook, such as when fertilizing is being done, etc.
 - We are not using Facebook as a way to communicate with Board members or for HOA Board matters. That needs to stay through the management company.
- Newsletter
 - Will start emailing a Newsletter, starting June 1. Not sure yet of how often.

Social Committee

- We have had 4 successful events since the last annual meeting: Summer Picnic, Halloween Parade, Holiday Party and Egg Hunt.
- The Yard Sale is on May 20th, 8am start time, Jubilee will pick up starting at 1:30pm.
 - Hopefully they will get to all of the houses.
- We purchased a Little Library for the Village Center. This will be placed in the mulch bed in front of the basketball court. This took up a large part of our budget for 2023.
- Upcoming events: Summer Picnic in August, Halloween Parade in October and the Holiday Party in December. I might have to cancel the Holiday Party due to budget issues. All events will be hosted at the Village Center.

Maintenance Committee

Sub-Committee: Village Center

- 2022
 - o New playground swing set
 - o New recreation area furniture, including; 2 picnic tables, a bench for the tennis court, a bench for the basketball court, a bench for in front of village center
- 2023
 - o Fix basketball wall, level splash pad, get new fence around pool
 - o Roll Tennis court

- Replace the tennis net
- Clean Tennis and basketball courts
- Power wash part of building and concrete

Sub-Committee: Pool

- 2022 Pool Season Update:
 - The community pool opened on May 20, 2022, and closed on September 11, 2022. The pool vendors included If It's Water for closing services and 50 Shades of Green for daily routine maintenance. The pool opening activities and maintenance were performed by volunteer time of the Board of Directors. During the 2022 season, a severe chemical imbalance, the pool surface was compromised. This will likely result in the need to resurface the pool following the 2023 season.
- 2023 Pool Season Update:
 - The BOD and EAM are working to secure a vendor to open the pool by Memorial Day weekend. Residents who are new to the Villages of Creekside Community or have not previously used the pool are asked to notify EAM to sign the pool agreement so that a pool key can be assigned. The pool will be open from dawn to dusk with access to the Village Center building closing fifteen (15) minutes after dusk to perform routine maintenance. This pool will continue to be a “swim at your own risk” pool as there will be no lifeguards on duty.

- IV. **Election** – (2) vacant seats available. Candidates presented bios and why they are interested in running to be on the Executive Board and those were sent out to the community prior to the meeting. It was noted that the current board voted to instate a change to the total number of board members prior to the annual meeting. Reducing that number from 9 seats total to 5 seats total. The board felt that 5 board members was more manageable for the size of the community. The nominating committee tallied the votes and announced the winners of the election. Amy Tyson and Kevin Grier both won the open seats.
- V. **Open Forum**- Question- will the association be bidding out trash service? Many residents are not happy with Waste in Time service. - Yes, the current contract is up in June, and we will be bidding for the service. **Question**- can more email reminders about due dates for association dues be set out? Yes, we are working on an email schedule of reminders for payment due dates. **Comment**- needs to be better lighting at the entrance to the community, very hard to see. **Question**- Appears that the association is a bit over budget, about \$21,000, is this correct? Yes, this is correct, the association had to dip into the reserve account to cover some expenses with transitioning to a new management company as well as some unforeseen expenses such as the sink holes in the community.
- VI. **Adjournment**- with nothing further to discuss the meeting was adjourned at 7:26 PM.

