

*Kelly Plantation
Homeowners Association*



*Annual Meeting
November 17, 2021*

Agenda



- *President's Message*
- *Introductions*
- *Financial Report*
- *Secretary's Report*
- *Grounds/Facilities Report*
- *Covenants Committee Report*
- *Architectural Committee Report*
- *Neighborhood Watch Report*
- *Event Committee Report*
- *Webmaster Update*
- *New Business*
- *Questions & Answers*

President's Message



- *We are excited to be meeting back in person after a long year of COVID-19 restrictions. The Board has continued to meet on a monthly basis both in person and through conference calls to conduct on-going business for the neighborhood. We have tried to keep everyone informed with posting our minutes, financial statements, and Covenants letters to the website. We are very fortunate to have an amazing webmaster who has added new items to the website to enhance communication and awareness in the neighborhood! Please check out our website at: <https://kellyplantationhoa.net>*

President's Message



- *Welcome to all our new residents! Despite COVID-19, houses in the neighborhood have continued to sell at a record rate. At this time, we have 258 completed homes and six lots left for sale before New Castle is finished with construction.*
- *The Board would like to encourage all residents to please read the **Architectural and Covenants Guidelines** along with **The Kelly Plantation By-Laws** and **Declaration of Covenants**...all located on our website. These documents explain everything you need to know of how our covenants are enforced and how the Board is allowed to operate.*
- **REMEMBER:** *The Board does not conduct business on Facebook. If you have questions, please email us at: hoaboard@kellyplantationhoa.net*

Introductions



- *Board Members*
 - *President – Melinda Dellert*
 - *Vice President – Toni Bradley*
 - *Treasurer – Mark Schoenig*
 - *Secretary – Tracie McEnergy*
 - *VP Electronic Security – Gina Bradley*

- *Non-Board Members*
 - *Neighborhood Watch Chair – Vacant*
 - *Event Committee Chair – Cassie Smesny*
 - *Architectural Review Committee Chair – Natasha Baldwin*
 - *Clubhouse Trustee – Tracie McEnergy*
 - *KP Webmaster – Lyssa Barrow*
 - *Grounds and Facilities--- Vacant*

Committee Positions



- ***Committee Positions:***
 - ***Grounds and Facilities***
 - ***Volunteers are needed to assist with simple projects throughout the community and monitor when issues arise with the common areas and amenities and report to the Board for maintenance***
 - ***Neighborhood Watch***
 - ***Volunteers are needed as Neighborhood Watch Chair and Block Captains***

Financial Report



- *Statement of Financial Activities*
 - *October 1, 2020 – September 30, 2021*
- *Balance Sheet*
 - *As of September 30, 2021*
- *Projected Budget*
 - *October 1, 2021 – September 30, 2022*

2020-2021 Financial Review

- *Slide available upon request*

2020-2021 Balance Sheet

- *Slide available upon request*

2021-2022 Projected Budget

- *Slide available upon request*

2021-2021 Current Financial Statement

- *Slide available upon request*

Secretary - Report



- *Distribution List*
 - *As you are meeting your new neighbors, please ask them to email the Board to provide their contact information. We do not always receive new resident information from the Realtors and we want to provide welcome information as soon as possible.*
- *Facebook*
 - *If you have an outstanding Facebook request, please email the Secretary. We do not accept Facebook requests unless you are on the Distribution list and have provided contact information to the Board. We private message anyone who makes a request, but do not always get a response.*
- *Forms*
 - *We are currently updating all of our Forms: Clubhouse Rental Agreements, Welcome Letters, Pool Rules, Fishing Rules, etc. We will post all new Forms to our website and notify all residents of the updates by January 1st 2022.*
- *Access Cards*
 - *If you are moving and selling your home, please return your Access Cards to the Board.*

Grounds/Facilities Report



- *Lawn Maintenance*
- *2020 - 2021 Improvements*
- *2020 - 2021 Repairs*
- *2022 Upcoming Projects*

Grounds/Facilities Report



Lawn Maintenance

Covers approximately 18 Acres, 3 Ponds, 4 Islands, 1 Round-about and one culvert



Grounds/Facilities Report



● **Grounds Contract**

- *Lawn Maintenance – Cut & Trim Grass weekly in growing season; edge walks; keep leaves & trash picked up bi-weekly during Fall & Winter months*
- *Provide ongoing weed treatment and fertilization five times a year*
- *Prune Shrubs, Provide Spring Mulch Shrub & lawn care, install annual flowers (Spring & Fall) Irrigation adjustments (Spring & Winterize in Fall)*
- *Back Lake – Cut grass weekly in growing season; bi-weekly clean up in Fall & winter months; bush hog back area up to 5 times/per year (as needed)*
- *Bush hog once a month drainage culvert*
- *Provide estimates on projects as needed for common areas*
- *Contract renewed on October 1st , 2020 for **Epp Lawn and Landscaping***

Grounds/Facilities Report



- **2020-2021 Improvements:**

- *Restock of back pond*
- *New clubhouse roof*
- *New landscaping for entrance, islands and clubhouse*
- *New irrigation along front property*
- *Removal of diseased trees*
- *Removal of fallen trees along back pond*
- *Refinished and rebuilt bluebird houses*
- *New electrical for southbound pond*
- *New contract for treatment of ponds*
- *New contract for maintenance of HVAC*
- *New ground cover for playground*
- *New ramp for clubhouse*

Grounds/Facilities Report



- **2021-2022 Upcoming Projects**

- *Multi-year plan for back pond*
- *Landscaping and rock behind back fence of pool*
- *Maintenance of tile in the pool*
- *Purchasing of new umbrellas and stands for pool*
- *Purchasing of wheelchair accessible swing for playground*
- *Repair/replace playground equipment*
- *New timer for lights on tennis courts*
- *Repainting of tennis courts*
- *Put together a committee to refresh the inside of clubhouse*
- *Repair or replace Clubhouse main floors*
- *Clean/set up maintenance program for Clubhouse septic system*
- *Update Clubhouse circuit boards*

Covenants Enforcement Committee (CEC) Report



- **Continued focus:**
 - *Yard maintenance (weeds, mowing, edging, etc.)*
 - *Fences (repairs and staining)*
 - *Cleaning of siding on homes*
 - *Covenant infractions (parking, trailers/aquatic equipment in driveways, etc.)*
- ***Place lawn debris/bulk items on the curb on designated weekend only.***
 - *Designated week for Kelly Plantation bulk pick up is the 2nd Monday of each month*

REMINDER: Please remember to follow all Covenants and Architectural Guidelines when making any changes to your yard and/or landscaping to avoid a notice and possible fines and fees. All information is located on our website at <https://kellyplantationhoa.net>

Architectural Committee (ARC) Report



- ***Architectural Committee Members***
 - *Natasha Baldwin (Chair)*
 - *Kory Torgersen*
 - *YOU! We can always use volunteers*

- ***Since Oct 2020: 45 Requests through the ARC***
 - *Mostly landscaping and fences*
 - *Several covered or screened in porches*
 - *A few additional structures*
 - *All were approved, many only requiring quick clarifications*
 - *THANK YOU for submitting your requests!!*

Architectural Review Process



- **What requires approval?**
 - Exterior construction or modification, decks, fences, driveways, landscaping, addition/removal of large trees, and many others. Consult the "Declaration of Protective Covenants" document on the website.
- **BEFORE** starting projects or signing contracts, contact us.
- Download the form from kellyplantationhoa.net (under "More")
- Complete and email to architecturalapproval@kellyplantationhoa.net
 - Include supporting diagrams, illustrations, other supplemental information.
- If your request is within Covenant guidelines and you provide appropriate supporting info, you will be approved!
- If your request is outside the Covenants or in a gray area, we will try to work with you to establish a suitable alternative.
 - Site visit may be necessary.
 - Many projects/improvements went unchecked in the past and resulted in non-compliant situations. Those aren't a precedent for future decisions.
 - Nothing personal, we are trying to maintain a consistent look and feel to our neighborhood.
- We are people too, and also neighbors! Thanks for your patience as we are a volunteer committee.

Your Neighborhood Watch Program



- **Introductions**
 - *Neighborhood Watch Chair Duties*
 - *Know Your Block and Block Captain*
- **Tools and Information**
 - *Kelly Plantation Web-Site*
 - *Internet Tools*
- **Activities**
 - *Regular Foot and Vehicle Patrols*
 - *Increased Video Security - Ring*
 - *Classes by the Sheriffs Dept*



Your Neighborhood Watch Program was created by the residents of the Kelly Plantation Neighborhood and serves as a sub-committee to the Kelly Plantation Homeowners Association. The purpose of the Kelly Plantation Neighborhood Watch Program is to obtain community involvement and build partnerships in preventing residential crime and improving neighborhood safety, to educate and distribute relevant safety and crime prevention information, and to promote good citizen-law enforcement relations and community pride.

Neighborhood Watch Chairperson



Responsibilities include (but are not limited to):

- Maintaining an active Neighborhood Watch and Safe House Program
- Keep the Kelly Plantation Neighborhood Watch registered with the National Neighborhood Watch (NNW), a Division of the National Sheriff's Association (NSA)
- Attend monthly Madison County Sheriff's Neighborhood Watch Meetings and act as the liaison between the Kelly Plantation Home Owners Association (KPHOA) and the Sheriff's Department, other first responders (Fire Dept. HEMSI, Animal Control, Water Rescue Squad, etc.), the Madison County Citizen Corps, and other Neighborhood Watch Programs
- Attend the monthly KPHOA Board meetings and report the Madison County Sheriff's concerns, Madison County criminal activity, and any other issues that are of interest or concern
- Facilitate quarterly (or as needed) Kelly Plantation Block Captain Meetings to disseminate information and exchange concerns, ideas, activities, etc.
- Arranging neighborhood crime prevention training and provide information on Safety and Crime Prevention
- Keep the KPHOA web page current and relevant with helpful information and Safety/ Crime Prevention links
- Provide articles for the KPHOA Newsletter
- Assist in patrols and emergency situations



citizen★corps
Learn more and join today!

Introductions

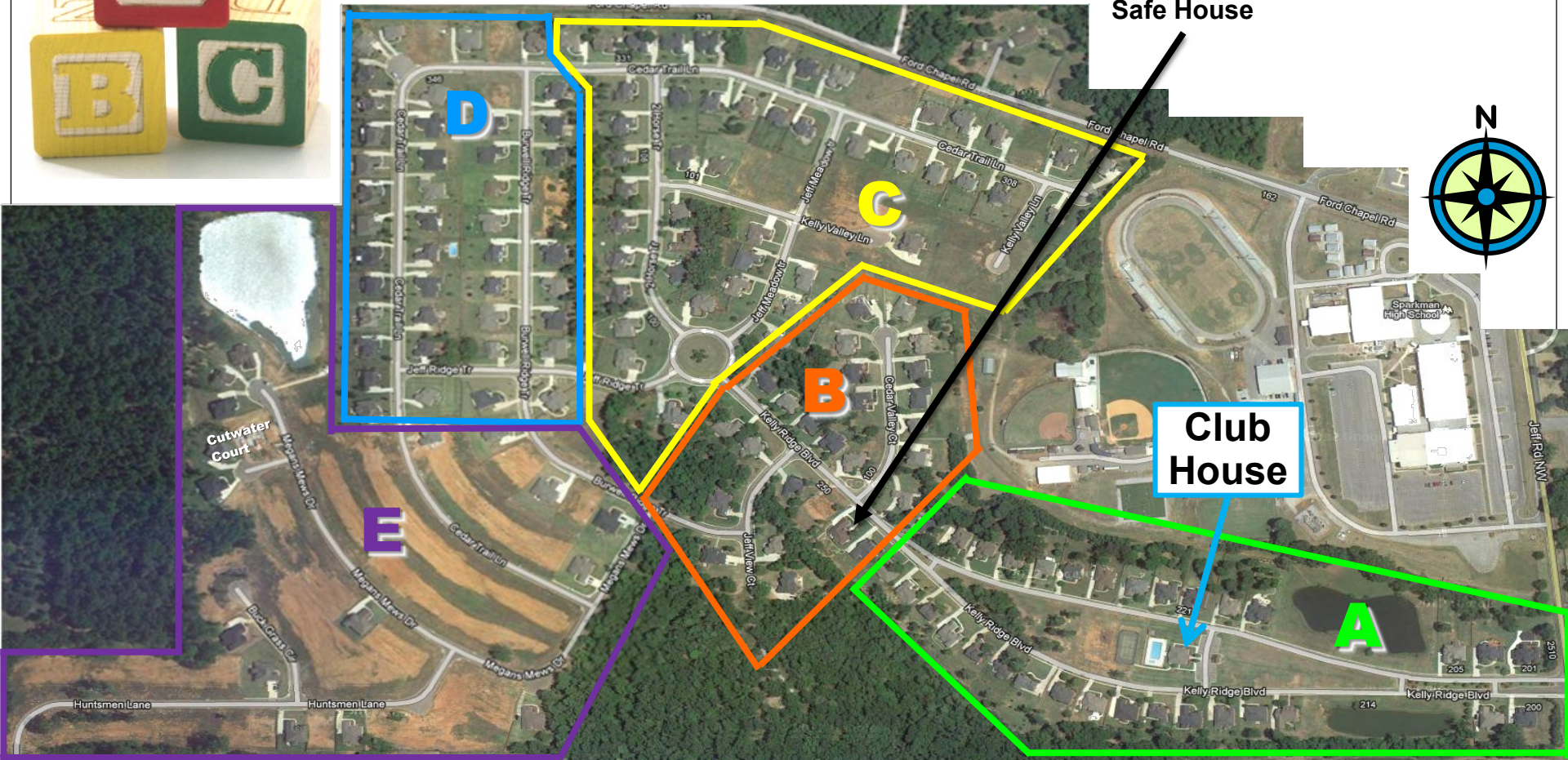
Neighborhood Watch Chair: **Volunteer Needed**



Know Your Blocks



Safe House



Introductions



Know Your Block Captains

Block
Captain **A**

Volunteer Needed!

Block
Captain **B**

Volunteer Needed

Block
Captain **C**

Volunteer Needed

Block
Captain **D**

Volunteer Needed

Block
Captain **E**

Volunteer Needed

Things to Keep Your Household Safe



- Close your garage doors - It only takes a moment to become a victim of petty theft.
- Lock your car doors - If you keep a car or trailer outdoors, ensure they're locked up. Thieves look for easy targets.
- Get a dog - Dogs are difficult to defeat and generally make criminals consider a different residence. Even a small dog barking is enough to alert the homeowner of potential trouble. Your neighbors can hear the dog too, alerting them as well.
- Vary your routine - If a criminal is interested in your belongings, they may surveil your activities. If you leave your house every day at 8am, they'll observe this, and plan accordingly. However, if you leave a half an hour early or late, it messes up their plans.
- Have an alarm installed - Although alarm systems aren't the deterrent they once were, they're still quite effective when combined with other measures.

Things to Keep Your Household Safe



- Have your mail collected - If you're leaving on vacation, have someone pick up your mail, or stop delivery until you return. A full mailbox, or papers laying on the driveway signal others that you're not home.
- Install fencing - If you live up along one of the main roads, or the fields, having a fence forces a criminal to negotiate the obstacle.
- Install cameras - A camera covering the entrance(s) to your home will offer a deterrent to malcontents. There are many DIY camera systems available that don't require much knowledge to install. Every major store in the area, Home Depot, Lowe's, Best Buy and more all display prominently these systems. They'll send alerts to your phone, turn on lights, and can be integrated into home management systems.
- Talk to your neighbors - This sounds obvious, but sometimes we live in isolation. Introduce yourselves, and say hello. Folks who know one another tend to take better care of one another.

Things to Keep Your Household Safe



*Madison County Sherriff's Department
Non-Emergency Number*

256-722-7181

If you see something suspicious or a safety issue, PLEASE call the non-emergency number NOT the Board. We cannot report for you what you witness. The Board will be contracting for extra patrols as we go into the holiday season.

KP Events Committee Report



Your KP Events Committee is grateful to host events for the wonderful residents of KP! Some events that made 2021 a terrific year included:

- ☐ Super Bowl bracket
- ☐ Mardi Gras parade through KP
- ☐ Shamrock Shimmy 5k
- ☐ Doorstep delivery of Easter goodies
- ☐ Ice cream socials (May & August)
- ☐ First annual KP Car Show
- ☐ Haunted Hills 5k
- ☐ Pumpkin Carving Contest

Charitable opportunities are provided during most KP events. If there is a charity near and dear to you please let us know so that we can coordinate appropriately and get the items to places they are needed most.

The Events Committee encourages everyone to follow CDC recommended guidelines while at events.

***...and we're not done yet!* Residents will have the opportunity to participate in the following events before the year is out:**

- ☐ Veterans Thank You For Your Service breakfast on 11/11
- ☐ LifeSouth blood drive here in KP on 11/11
- ☐ Holiday decorating of the Clubhouse & entrance on 12/1
- ☐ Santa & Mrs. Claus at the KP Clubhouse on 12/4!

Events Committee Report



- KPHOA Events Committee holds events year-round, January through December
- Event planning for 2022 is already underway! Residents can look forward to annual events as well as some new events this coming year. Upcoming events may include:
 - 3 separate yard sale opportunities (April, June & Sept)
 - Monthly Book Club (last Thursday of the month)
 - Mardi Gras parade through KP
 - Easter egg hunt @ the Clubhouse
 - KP Car Show
 - Movie in the park
 - Veterans Thank You For Your Service breakfast
 - Santa & Mrs. Claus @ the KP Clubhouse

If you have a passion for living in Kelly Plantation and want to continue to make it the best place to live, please consider joining the Events Committee by emailing kphoaevents@gmail.com.

Please join us or send in ideas!

2020-2021 Webmaster Review



*Kelly Plantation HOA Website-
kellyplantationhoa.net*

The KPHOA website offers announcements about neighborhood events and the latest HOA info, neighborhood information such as Recycling info, Bulk trash and trash schedules, HOA forms, a board contact list, clubhouse rental info and much more.

Our latest additions to the site have been a KPHOA events calendar, Kelly's List (a KP neighbor business services referral list) and a Book Club list and schedule. We continue to update the KP Pet Directory as well.

*To add content contact
webmaster@kellyplantationhoa.net*



SCAN ME

Closing Remarks



New Business and Resident's Questions

Questions and answers discussed during the meeting will be recorded in the minutes and sent out to all residents.