

*Kelly Plantation  
Homeowners Association*

*Annual Meeting  
October 2020*





# Agenda

- *President's Message*
- *Introductions*
- *Open Board/Committee Positions*
- *KP - Information*
- *Financial Report*
- *Grounds/Facilities Report*
- *Covenants Committee Report*
- *Architectural Committee Report*
- *Neighborhood Watch Report*
- *Event Committee Report*
- *Questions & Answers*



## President's message

- *Annual Meeting and feedback*
  - *It is very unfortunate that due to COVID restrictions, this year the annual meeting communication will not be in person as has always been conducted. This year instead of foregoing the annual meeting, the Board decided to distribute the slides to all homeowners. We ask that if you have any questions after reviewing the annual slides, to please email the Board and we will compile a list of all questions with answers to be sent out later this year to all homeowners.*
  - *The Board has continued to meet virtually behind the scenes and will continue to do so monthly as long as safety restrictions remain in effect.*



## President's Message

- *Welcome New Residents*
  - *Kelly Plantation has had a banner year with new and existing home sales. Kelly Plantation Phases 3 and 4 are nearing completion and soon we will be at capacity.*
  - *We welcome all our new residents. Please help us keep the communication flowing by contacting the HOA Secretary to ensure your information is up-to-date with new emails and phone numbers.*
  - *Official communication to and from the Board is through the KPHOA Board email. [hoaboard@kellyplantationhoa.net](mailto:hoaboard@kellyplantationhoa.net) **The Board does not answer Board related questions through the KP Facebook page.***



## President's Message

- *The KPHOA Board*
  - *Because the KPHOA is a volunteer homeowner run Board and not a management company run Board, we need your support and cooperation to keep it that way. Please volunteer during one of our neighborhood projects or contact the Board to offer any special skills you may have. This allows us to rely on each other to help keep costs down so that we may maximize our budgets for the care and feeding of our beautiful amenities and needs.*
  - *This year the KPHOA Board saw several transitions. Mark Schoenig came back to fill the vacated position as Treasurer, and Gregg Dellert and Joe Cuzzort were welcomed to the Board as co-chairs of Grounds and Facilities, a position vacated by Mike Bish.*



## President's message

- *Covenants and Guidelines*
  - *It is very important that all residents please familiarize yourself with the KPHOA website and the Covenants and Guidelines. The Guidelines were updated in February 2020 to offer clarification and keep up with the growth in the community. These guidelines serve all KPHOA residents to keep property values up and make KP a desirable and beautiful community to be a part of. Also, part of the guidelines is the important and integral part the Architectural committee plays. Please remember before starting any landscaping or new work to coordinate with the KPARC through the approval process. Most approvals are rendered relatively quick depending upon the complexity of the project.*



## President's message

- *Safety and Neighborhood Watch Chair*
  - *We currently have an opening for our KP Neighborhood Watch Chair position being vacated by outgoing Rachel Bolyard. More information can be found on the Neighborhood Watch Chair slides. If you are interested in this position please contact the Board.*
  - *As you may have heard, Kelly Plantation, along with other nearby subdivisions, were recently targeted by car thieves. Several residents' cars were gone through and one vehicle was stolen. Trying to anticipate when and if these type of incidents are to occur makes it difficult for the KPHOA to take any type of preemptive action. We live in a time when people are desperate and we must each continue to be diligent in locking up and keeping valuables out of the vehicles. As always, if you see anything suspicious, please call the Madison County Sherriff.*



## *President's message*

- *The Year Ahead*

*We hope that this messages finds you healthy and happy.  
We look forward to meeting all our new and seeing all our  
existing residents with a renewed hope for a better 2021.*

*Toni Bradley*

*KPHOA President*





# Introductions

- *Board Members*

- *President – Toni Bradley*
- *Vice President/VP Covenants – Melinda Dellert*
- *Treasurer – Mark Schoenig*
- *Secretary – Tracie McEnergy*
- *VP Electronic Security – Gina Bradley*
- *Co-VP Grounds/Facilities – Joe Cuzzort*
- *Co-VP Grounds/Facilities – Gregg Dellert*

- *Non-Board Members*

- *Neighborhood Watch Chair – outgoing Rachel Bolyard (Vacant)*
- *Event Committee Chair – outgoing Dawn Irons*
- *Co-Event Committee Chairs – incoming Cassie Smesney and Lorri Domingo*
- *Architectural Review Committee Chair – Jon Yobs*
- *Clubhouse Trustee – Tracie McEnergy*
- *KP Webmaster – Lyssa Barrow*



# *Kelly Plantation - Information*

- *Emails*

- Email links for the Board and all Committees are located on the KP Webpage
- Some of the emails asked for most often:
  - [hoaboard@kellyplantationhoa.net](mailto:hoaboard@kellyplantationhoa.net)
  - [covenants@kellyplantationhoa.net](mailto:covenants@kellyplantationhoa.net)
  - [Architecturalapproval@kellyplantationhoa.net](mailto:Architecturalapproval@kellyplantationhoa.net)
  - [Secretary@kellyplantationhoa.net](mailto:Secretary@kellyplantationhoa.net)
  - [clubhouserervations@kellyplantationhoa.net](mailto:clubhouserervations@kellyplantationhoa.net)
  - [neighborhoodwatch@kellyplantationhoa.net](mailto:neighborhoodwatch@kellyplantationhoa.net)

- *Facebook*

- Search for Kelly Plantation HOA, Harvest, AL
- <https://www.facebook.com/groups/111454125545380/>

- *Webpage*

- [www.kellyplantationhoa.net](http://www.kellyplantationhoa.net)

- *Other forms of Communication*

- All KPHOA Board Meeting Minutes – emailed to KP Distribution and posted to KP Webpage
- Quarterly Financial Statements – available upon request



# *Financial Report*

- *Statement of Financial Activities*
  - *October 1, 2019 – September 30, 2020*
- *Balance Sheet*
  - *As of September 30, 2020*
- *Projected Budget*
  - *October 1, 2020 – September 30, 2021*

# ***2019-2020 Financial Review***

- *Slide available upon request*

# ***2019-2020 Balance Sheet***

- *Slide available upon request*

# 2020-2021 Projected Budget

- *Slide available upon request*



## **2020-2021 Budget**

- *The Projected Budget for next year (October 1, 2020 – September 30, 2021) has been voted on and approved by the Board*



# *Grounds/Facilities Report*

- *Lawn Maintenance*
- *2019 - 2020 Improvements*
- *2019 - 2020 Repairs*
- *2021 Upcoming Projects*

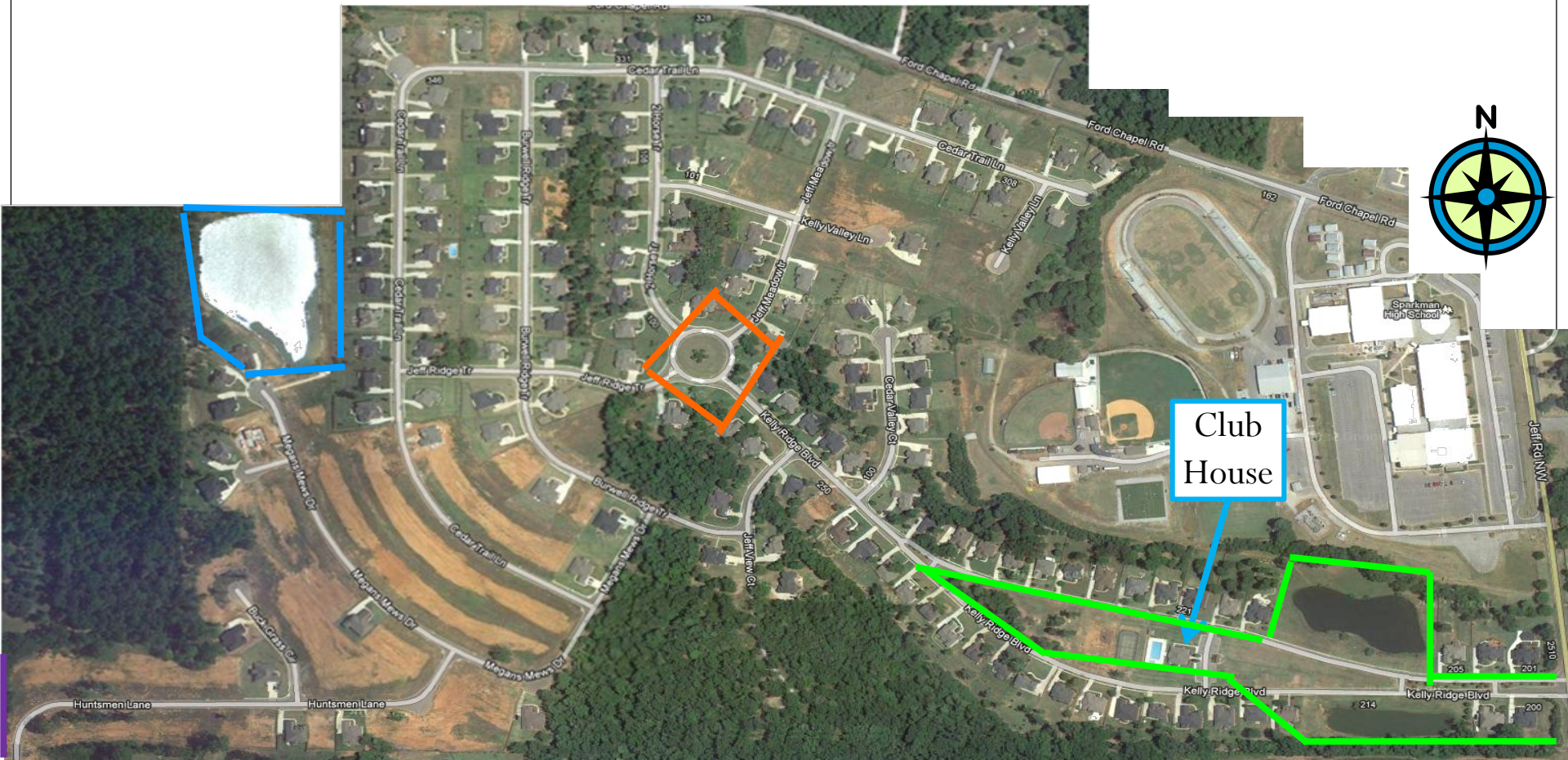




# Grounds/Facilities Report

## Lawn Maintenance

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





# 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 Ponds – 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)*
- *HOA's Largest Expense*
- *Contract renewed on October 1<sup>st</sup> for **Epp Lawn and Landscaping***



# Grounds/Facilities Report

- **2019-2020 Improvements:**

- *New hardwood floors were added in the sitting room of the clubhouse*
- *New kitchen tile flooring was added*
- *New security lights/cameras for the club house and pool were added*
- *Trees and underbrush were trimmed and cleaned out in the common area and at the roundabout*
- *Lights and pumps on the fountains in the ponds were replaced*



## ***Grounds/Facilities Report***

- ***2019-2020 Repairs and Routine Maintenance:***
  - *Doors on the clubhouse were stripped, sanded and stained*
  - *Pool was converted to a salt water pool with new pool pump*
  - *Fans in pool area were replaced*



# *Grounds/Facilities Report*

- **2020-2021 Upcoming Projects:**

- *New landscaping at the front entrance on Jeff Road*
- *New landscaping along the entrance of Kelly Ridge Blvd.*
- *New landscaping around the clubhouse*
- *Removal of dead trees in the front commons area*
- *Maintenance of tile work in pool and maintenance of baby pool*
- *Assess roof on clubhouse and determine when it should be replaced*
- *Painting and purchase new furniture for the inside the clubhouse*
- *Purchase of Portable Radar Speed Sign*
- *Purchase and add benches at back pond*





## ***Covenants Enforcement Committee (CEC) Report***

- ***Covenants enforcement is currently being handled by Kelly Plantation homeowner volunteers.***
- ***Covenants Committee in need of volunteers***
- ***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 2<sup>nd</sup> Monday of each month*
- ***Contact the Covenants Enforcement Committee (CEC) for any questions or assistance with maintaining your residence: [covenants@hoakellyplantation.net](mailto:covenants@hoakellyplantation.net)***



# Architectural Committee (ARC) Report

- **Architectural Committee Members**
  - Jon Yobs (Chair)
  - Kory Torgersen
  - Natasha Baldwin
  - [OPEN POSITION] – we need a volunteer! Please contact [architecturalapproval@kellyplantationhoa.net](mailto:architecturalapproval@kellyplantationhoa.net) (all are welcome)
- **Since Oct 2019: 29 Requests through the ARC**
  - Mostly landscaping and fences
  - 1 New Home construction
  - Most are approved, many only requiring quick clarifications
  - THANK YOU for submitting your requests!!
  - Submit requests to email above, and include a completed form, plus supporting documentation. Form location: <https://kellyplantationhoa.net/documents-and-forms>



# 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](http://kellyplantationhoa.net) (under "More")
- Complete and email to [architecturalapproval@kellyplantationhoa.net](mailto: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*
  - *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!*

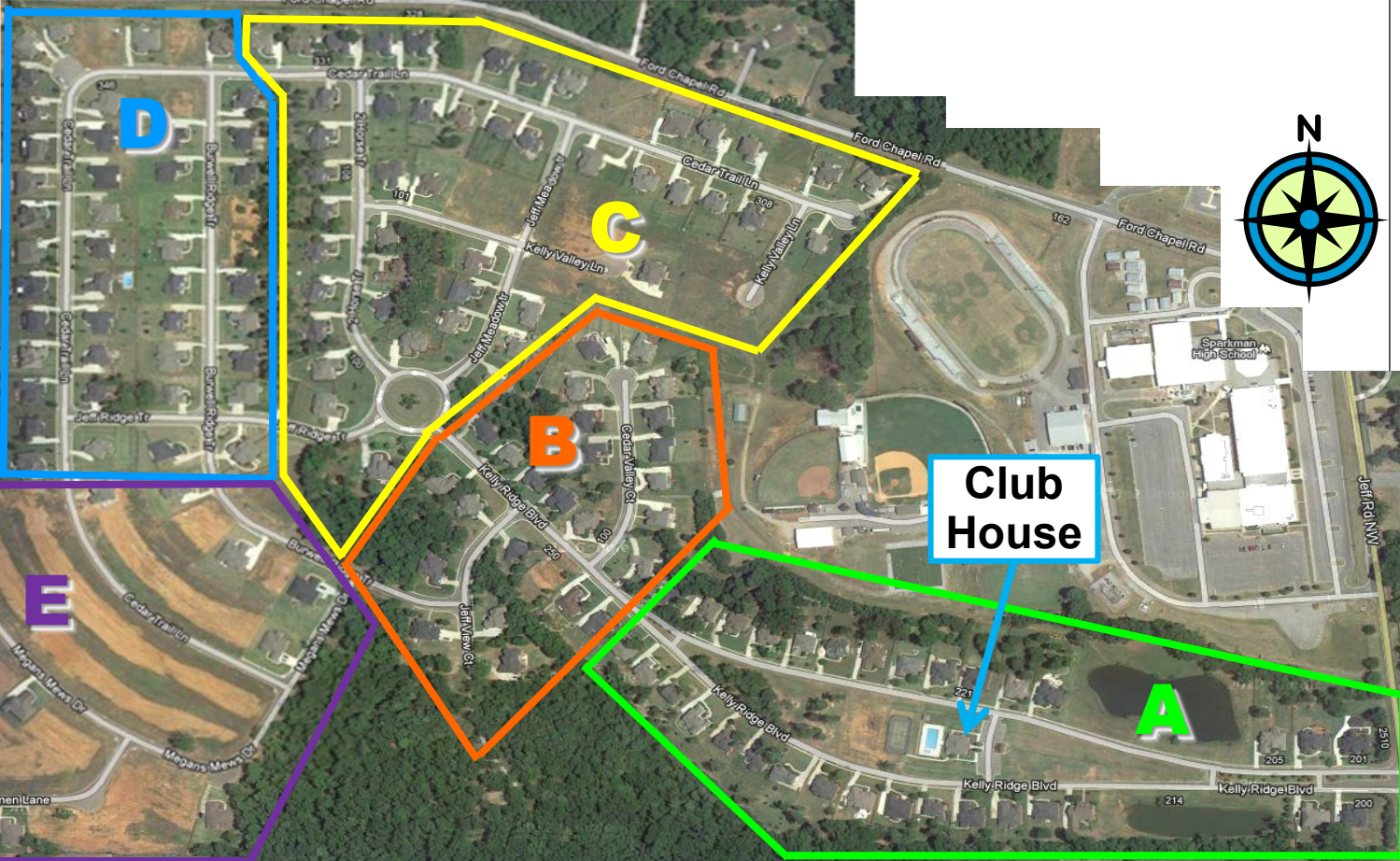


# Introductions

Open Position, Neighborhood Watch



## Know Your Blocks



# *Introductions*



## *Know Your Block Captains*

Block  
Captain **A**

Volunteer Needed!

Block  
Captain **B**

Rachel Bolyard, B

Block  
Captain **C**

Chris Miller, C

Block  
Captain **D**

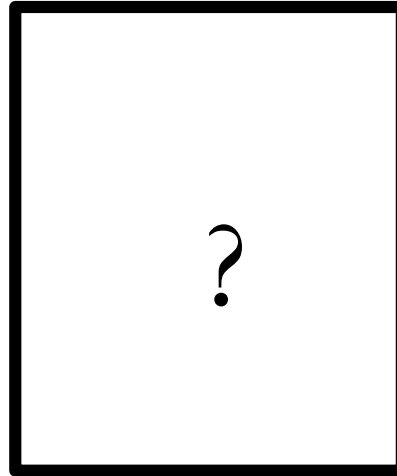
Melinda Dellert, D

Block  
Captain **E**

Volunteer Needed!

# *Introductions*

## *Know Your "Safe House" Program*



Open Position

### **Purpose of Safe House:**

To provide a temporary safe haven and assistance to children who are lost, frightened, feel threatened, who have just witnessed a crime, or involved in any other emergency situation.

Safe House participants are concerned adults who have volunteered to be available for the protection and assistance of children in need. Participation in the Safe House program is not restricted to the parents of school age children, but is open to any adult who is concerned about the safety of children.

(This program is currently out of funding for Madison County. A background check is required, as well as an administrator, and the sheriff is currently looking at alternative measures to restore the program)

## *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.



# Event Committee Report

- **Completed 2020 Events:**

- *Mardi Gras Social – February 22<sup>nd</sup>*
- *Easter Egg "COVID" Scavenger Hunt – April 11<sup>th</sup>*
- *Spring Yard Sale – May 30<sup>th</sup>*
- *Fall Yard Sale – September 26<sup>th</sup>*

- **COVID-19 Cancelled 2020 Events:**

- *4<sup>th</sup> of July Celebration*
- *“End of Summer” Ice Cream Social*
- *OctoberFest / Fall Carnival*

- **Upcoming 2020 Events:**

- *Clubhouse Christmas Decorating – November*
- *Breakfast with Santa – December*

*\*Note: These events are clubhouse dependent; EC will be meeting to consider alternative solutions*





# Event Committee Report

- **KP HOA Event Committee runs on the Calendar Year from January – December**
- **Volunteers for event ideas, date setting, planning & event support are needed and ALWAYS welcome**
  - *If you are interested in planning our 2021 Events, please contact the Events Committee at [events@kellyplantationhoa.net](mailto:events@kellyplantationhoa.net)*
- **Event Committee Planning 2021 \*COVID Dependent**
  - *January 2021 – EC Yearly Kick-Off Budgeting & Planning Meeting*
    - *Spring Event*
    - *Spring Yard Sale*
    - *Summer Event #1*
    - *Summer Event #2*
    - *Fall Yard Sale*
    - *Fall Event*
    - *Canned Food Drive*
    - *Clubhouse Christmas Decorating*
    - *Winter Event*

**Please Join Us for Fun & More!!!!**



## *Closing Remarks*

# *Questions?*

*Please send all of your questions to the Board:*

*[hoaboard@kellyplantationhoa.net](mailto:hoaboard@kellyplantationhoa.net)*

*We will combine all Questions and email Questions and Responses to all Residents.*