

Quarry Woods Homeowner's Association
May 2025 Communication

Association vote for proposed 2nd Amendment to Quarry Woods Bylaws:

The HOA board would like to express our sincere appreciation to everyone who took the time to review the proposed amendments and cast their vote. Your participation is invaluable to ensure that every neighbor has a voice and that we maintain transparency throughout the process.

While we are grateful for the strong engagement, we also want to acknowledge that reaching the 51% majority required for these votes to be valid was a challenge. This is precisely why the first question on the ballot - proposing a change to the quorum requirement - was so critical. It is through this adjustment that we can ensure smoother decision-making in future votes.

After a two-week voting period, we successfully surpassed the 50% quorum threshold, and we wish to inform you that all three amendments have passed and will officially be incorporated into our bylaws.

Once again, thank you for your involvement in shaping the future of our community. A special thank you to Dennis Host for his efforts in facilitating this voting process.

Change in Quarry Woods leadership:

With the bylaws change allowing for an increase in the number of HOA board members, we would like to take this opportunity to welcome Rory Michaelis to the board. Rory was voted in as a board member pending the change to our Quarry Woods bylaws.

36th Street Entrance Project:

Craig Heurung has indicated that the drought resistant plants will be installed sometime after Mother's Day. He also mentioned the desire for volunteers to help with this project, so if you are interested, please reach out to Craig to offer your assistance.

Regarding the streetlights at the entrance on 36th Street to Quarry Woods, Jim Dahl has checked with the city, and they have not indicated when the new lighting installation will start.

34th Street Entrance Project:

This entrance enhancement is in the infant stages at this time and will tentatively be worked on in 2026. An easement and a new legal description will be needed to begin this project. Murray Mack has drawn up a design for this entrance and it will replicate the entrance on 36th Street. Better lighting is also hoped for at this entrance. We will be getting cost factors for this project before it is approved.

Keys for new residents of the combined mailboxes on 36th Street South:

Craig Heurung, who lives on 36th Street South, has volunteered to be the facilitator of handing out keys for new residents as they move into that area. Thank you, Craig, for taking on this task.

Lawn mowing:

A huge thank you to Jeremy Thompson for keeping the grass cut on the vacant lots as well as the common areas in our neighborhood. This is just a reminder that it is the responsibility of the lot owner to maintain their property including keeping the grass cut. The city of St. Cloud dictates that grass can't grow any longer than 10 inches before it needs to be cut. Contractors and lot owners who have not yet broken ground on their property must also be in compliance. For those of you who own a lot, but as of yet have not built your home, you must still keep the grass cut. Thompson Lawn Care (Jeremy Thompson lives in the neighborhood) will mow your vacant lot for \$60 per time. His contact information is thompsonlawncare@gmail.com. He is currently providing that service for several vacant lot owners.

Architectural Review Committee:

Please remember to always check with Murray Mack, the chair of the ARC, when building fences, sheds, structural changes, land alterations, or outbuildings before moving forward. Murray can be reached at 320-249-1197 or via email at mamack9@charter.net. Other members of the ARC committee consist of Jim Dahl, Dennis Host and Bryant Fritz. This committee has no set terms of office and can be joined by anyone.

New home builds approved in 2025:

- The Delinsky home is currently under construction at 3605 36th Street S. The expected completion late fall/winter.
- The Todd and Melissa Henning home is currently under construction at 3614 36th Street S. Expected completion is late fall/winter.
- A new home at 3685 36th Street S. along County Road 136 is currently under construction by Infinity Builders. Completion is undetermined.
- A new home for Jim and Cheryl Odegard at 3638 36th Street. The expected completion is late fall/winter.

Approved new home builds since the April newsletter:

- A new home for Mark and Mary Januschka at 3662 36th Street S. Expected to start construction soon with a fall/winter completion.
- A new home build by Berscheid Builders for Austin and Brittany Haugen at the corner of 34th Street S and Topaz Parkway S. Construction has started with a late fall/winter completion date.

In addition to the projects noted, the ARC anticipates additional new home submittals this season.

Storage of garbage receptacles:

City garbage receptacles are to be stored out of sight from the street except on pick-up days.

Quarry Woods website:

Quarry Woods has its own web site. Please check it out for some great information about our community. It has both new and ongoing information. www.quarrywoodshoa.com. Thanks to Dennis Host for his ongoing work on updating our web site and getting out new information. Be aware that there are two Quarry Woods websites. One is for our HOA community, and the other is Christy Kowalzek's realty site that she uses to promote our development.

Quarry Woods HOA picnic:

The Quarry Woods Homeowners Association annual picnic is scheduled for **Thursday, July 31st. It will be held again at the shelter in Hidden Lake Park at 23215 43rd Ave in St. Augusta. It will begin at 5:00 and dinner will be served at 5:30.** It will be catered this year by the Short Stop Restaurant, and they will serve chicken, two salads, baked beans, a relish tray, and rolls and butter. The picnic organizers, Bill and Jan Gans, will be providing drinks and dessert. All residents are invited to attend, and it is free, compliments of the Quarry Woods Homeowners Association. An RSVP will be coming later so that we can give a count to Short Stop.

Cleaning up after our pets:

With summer finally here, more of us are sharing our walks with our dogs. This is a friendly reminder to clean up after your pet when they have completed their "business."

Thank you to all for caring about our neighborhood. We all work together to make this a fabulous place to live! Thanks again!

Your Quarry Woods HOA Board