

## QUARRY WOODS HOMEOWNERS ASSOCIATION

### JULY, 2024 NEWSLETTER

#### **HOMEOWNER'S ANNUAL PICNIC:**

The 2024 annual HOA summer picnic took place on Thursday, July 25<sup>th</sup>. It was held at the St. Augusta Hidden Lake Shelter. The picnic was catered by Mark Larson of Creative Catering. There were between 70 and 75 residents who enjoyed the delicious buffet put on by Mark. It was good to see so many Quarry Woods residents attend along with some of our new residents.

At the picnic the three board members who include Janice Gans as President, Dennis Niess as Vice President, and Jim Dahl as the Third Board Member were introduced.

Two recent issues were brought forward to the group.

Jan Gans brought up the first issue which was a recent concern about a few residents who have had their doors knocked on and their doorbells rung at 1:00 during the night. These incidents were reported to the Police Department and they said they would patrol our neighborhood more often. However, two other recent incidents of theft, which have included copper wiring, have also occurred at some of the new construction sites. These incidents have all been reported to the Police Department. I spoke with the Police Department a few days ago and asked for more patrolling. I mention all of these incidents in this newsletter so that everyone is made aware that these break ins are occurring.

The second item brought up to the group was by Jim Dahl, who has been working on the 26<sup>th</sup> Avenue South enhanced lighting project. The cost of adding two lights (one on each side of the entrance) will be \$8,918.78, which was approved by the Board and will be paid for out of the current budget dollars. Jim told the group about the added cost to their utility bill of \$2.40 every other month (this would be added to their current bill of \$8.00 for street lighting). Recently residents were given the opportunity to vote to either agree or not agree to this enhanced lighting and the additional cost to their utility bills. Out of 132 lots 70 residents voted yes for the increase in their utility bills for an additional \$2.40 every two

months. This increase will also cover any enhanced lighting for any future plans for enhanced lighting at the 34<sup>th</sup> and 36<sup>th</sup> Street South entrances. Jim Dahl deserves a huge “thank you” for working so diligently on this project to make that entrance so much safer at night. If you have questions, please contact one of the three board members.

Also, in addition, there will be 12 Sienna Glen maple trees (six trees on each side of the 26<sup>th</sup> Avenue South entrance) planted in the early fall. And so, in addition to better lighting at that entrance, this entrance will also be beautified when these trees are planted.

### **UNMOWED CITY LOTS:**

The Quarry Woods lots are now looking considerably better. Again, a big “thank you” goes to Jeremy Thompson who has been diligent about keeping the tall grassy lots mowed. The Armadillos, who still own a large number of the lots in our neighborhood, approached Jeremy to do some mowing and Jeremy has taken on this extra work. Jeremy also does part of the walking path, some of the area along 26<sup>th</sup> Avenue South up to 33<sup>rd</sup> Street South, and around the City park. We are happy to see that the neighborhood looks a lot better.

And thank you also to John Collier who did some mowing along 34<sup>th</sup> Street South. And I noticed yesterday that the long grass near the sidewalks on 26<sup>th</sup> Avenue South and 34<sup>th</sup> Street South, owned by Granite, Inc., has now also been mowed.

Any violations of grass over 10 inches in height can be reported to the Health and Inspection Department at 320 255 7214 and the owner of that lot will receive a violation letter. If the long grass is not taken care of then the City will take care of mowing their long grass and the owner will receive a bill. Also, “no mow May” has now been discontinued for next year per the City Council.

### **FACILITATOR OF HANDING OUT KEYS TO NEW RESIDENTS OF THE COMBINED MAILBOXES ON 36<sup>TH</sup> STREET SOUTH:**

Craig Heurung, who lives on 36<sup>th</sup> Street South, continues to be the facilitator of handing out keys for new residents when they move into that area. Thank you, Craig, for taking on this task.

### **36<sup>TH</sup> STREET SOUTH ENTRANCE PROJECT:**

The Board has continued to work with Granite, Inc. (they own the property on both sides of the 36<sup>th</sup> Street South and Co. Road 136 entrance). Jim Dahl now reports that Craig Hanson, our HOA Attorney, has completed the easement document and that he now has also completed the legal description. The easement was signed by the HOA President on July 23<sup>rd</sup>, 2024 and notarized and so the project can now move forward. Murray Mack, our resident architect, has drawn up the plans for this entrance. If you would like to know what the drawings look like, they are very similar to the current 26<sup>th</sup> Avenue South entrance design. This was done in order to have some consistency in our current development.

### **34<sup>TH</sup> STREET SOUTH ENTRANCE PROJECT:**

This project is still being worked on and will need a legal description and an easement as well. The Board is planning on completing this project after the 36<sup>th</sup> Street South project is in process. In addition, better lighting is being planned for both the 36<sup>th</sup> and 34<sup>th</sup> Street South entrances and will involve additional work with the City. Plans have been drawn up for this entrance as well by Murray Mack.

### **THE AREA BETWEEN THE TWO QUARRIES AND LIABILITY COSTS:**

Because of incidents of trespassing by the Public that continue to occur, the Board recently increased our umbrella liability coverage. This quarry area continues to

be an attractive nuisance, even with the new and recently posted “private property” and “no trespassing and/or fishing” signs.

There are still discussions taking place by the Board and other residents as to what to do with this property. Any HOA member has access to this quarry area, but please respect private property when accessing any of the area owned by the HOA.

#### **ARCHITECTURAL REVIEW COMMITTEE:**

Please remember to always check with Murray Mack, the Chair of the ARC, and with Denny Niess of the ARC, when building sheds, fences, structural changes, land alterations, or outbuildings before moving forward. Murray can be reached at 320 249 1197 or via email at [mamack9@charter.net](mailto:mamack9@charter.net) or Dennis at 320 492 6509 or at [dniess@leighton.media](mailto:dniess@leighton.media).

**STORAGE OF GARBAGE RECEPTACLES:** City garbage receptacles are to be stored out of site from the street except on pick-up days. Please ensure that your trash receptacles are promptly removed from curbside and returned to your garage or out of site behind your home.

#### **PARKING OF TRAILERS, RVS, BOATS, ETC. ON CITY STREETS:**

Street parking rules are controlled by the City of St. Cloud. This applies to vehicles, trailers, campers, RVs, boats, etc. This ordinance relates to how long one can park on a city street. In checking with the Mayor’s Office the rule is that a period of 24 hours is the standard they use for vehicles parked on the street. If

someone is concerned about a violation of this City ordinance you can call the St. Cloud Parking Authority at 320 255 7209 and they will check out your concern.

**CALL 811 WHEN DIGGING:**

Reminder to call 811 when digging on your property.

**LEASH LAW AND LOUD CONSISTENT BARKING:**

Please remember that there is a City leash law as well as an ordinance against loud and consistent barking. If you are having a problem with either of these issues please feel free to call 320 650 3164. The City recommends taking a photo of the dog off leash.

There is also an ordinance against a resident playing loud music and can also be fined after repeated complaints.

**UNPAINTED FIRE HYDRANTS:**

There may be hope yet to get our old fire hydrants recoated. One of our residents was able to get some information that possibly this fall there may be a project initiated to get these hydrants looking better. Stay tuned.....for more information.

**CLEAR SIDEWALKS:**

Please remember to ensure that your sidewalks are clear of debris. Avoid parking trailers, placing construction supplies, portable toilets, and dumpsters that impede sidewalks. This will be even more important as several new homes are being built in Quarry Woods this summer and into the fall.

### **ADOPT A DRAIN PROGRAM:**

The City offers an Adopt a Drain Program that you can sign up for and then monitor a drain or drains by periodically cleaning out the debris. It would be great to have all of our drains monitored by our neighbors. If interested please check it out at [info@adopt-a-drain.org](mailto:info@adopt-a-drain.org). If you notice a concern with a drain not working please contact the City.

### **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](http://www.quarrywoodshoa.com)

This is a very exciting time for Quarry Woods in that we have some beautiful new homes being built that will add so much to our already great neighborhood. It is exciting to be here when a lot of changes are happening.

The Board continues to meet and we try to gather new ideas and projects to make things so much better for all of us. We appreciate any input or ideas and/or comments from any of you. Please feel free to call on us for any thoughts or concerns. We will always try to respond and help you.

Respectfully submitted by: Janice Gans, President

Quarry Woods Homeowners Association

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