

## **Quarry Woods Homeowner's Association**

### **April 2025 Communication**

Hello Quarry Woods neighbors! It looks like we may be done with snow for this season. Bring on some warmer weather! There are a couple of updates the board would like to share in this newsletter, plus some pending changes to the Quarry Woods Bylaws that will need your approval in the near future.

#### **Change in Quarry Woods leadership:**

Many of you may be aware, but for those who haven't heard, Gina Malum resigned from the HOA board for personal reasons. After consultation with our HOA attorney and review of our bylaws it was determined that the board would need to appoint a replacement. Karen Henning was appointed to replace Gina as she had the next highest vote count in our March election. Thank you Gina for your contributions to the board and neighborhood, and Karen, welcome to the board.

#### **36<sup>th</sup> 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.

#### **34<sup>th</sup> 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 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 36<sup>th</sup> Street. Better lighting is also hoped for at this entrance. We will be getting cost factors for this project before it is approved.

#### **Grass was planted:**

As many residents take their walk through the neighborhood they may have noticed that grass has been planted on the common area outlots on Granite Way. The grass seeding will help with erosion control and mitigate runoff into the quarry lakes.

#### **Keys for new residents of the combined mailboxes on 36<sup>th</sup> 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:**

With warmer weather around the corner, we will soon be mowing lawns again! This is just a reminder that it is the responsibility of the lot owner to maintain their property including keeping the grass cut. 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](mailto: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](mailto: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 36<sup>th</sup> Street S. The expected completion is late fall/winter.
- The Todd and Melissa Henning home is currently under construction at 3614 36<sup>th</sup> Street S. The expected completion is late fall/winter
- A new home at 3685 36<sup>th</sup> Street S, along County Road 136. The home is being built by Infinity Builders. Start and completion is undetermined.
- A new home for Jim and Cheryl Odegard at 3638 36<sup>th</sup> Street S. The expected completion is late fall/winter.

### **New home build currently under review:**

- The corner of 34<sup>th</sup> Street S and Topaz Parkway S. A new home build by Berscheid Builders for Austin and Brittany Haugen. Construction is expected to begin this spring/summer.

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](http://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 realtor 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 Hidden Lake Shelter 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.

### **Association vote for proposed 2<sup>nd</sup> Amendment to Quarry Woods Bylaws**

We have received the final edited version of our 2<sup>nd</sup> Amendment to Quarry Woods Bylaws from our attorney. In the coming days, you will be receiving an email to vote for amendments that are proposed to the Quarry Woods HOA Bylaws. These changes are based off discussions that have occurred at our annual meetings related to the size of the HOA Board of Directors, committee authority, and voting quorums.

To summarize we are asking to amend the bylaws as follows:

1. Adjust the required percentage of homeowners present to vote on official HOA business to 25%
2. Change the HOA board size to a minimum of 3 and a maximum of 5 directors
3. Give the board authority to create temporary "ad hoc" committees to assist in managing Association business

You will be asked to approve or not approve each individual proposed change to the bylaws. We have attached the complete Amendment draft to this newsletter for your full review to assist you in making your decision when the actual vote takes place.

Thank you for being a participant in the management of our neighborhood. We all work together to make this a fabulous place to live! Thanks again!

Your Quarry Woods HOA Board

