

Quarry Woods Homeowner's Association – June 2023 Communication

Hello! I for one was surprised how fast our snow disappeared and we transitioned to summer. It is a good feeling to see so many out and about the neighborhood.

On a sad note, Bill Hooper passed away in March of 2023. Elaine Hooper had passed away in January of 2020. The family has provided us information and an invitation to celebrate their lives -

Memorial services for William and Elaine Hooper will be held on Monday June 12 at St. Mary's HOC in St Augusta starting at 9 am for visitation and 10:30 am for memorial service.

Funeral and visitation details: Monday June 12 at St. Mary's help of Christians -

Address: 24588 Co Rd 7, St Augusta, MN 56301.

Visitation at 9 am. Funeral Service at 10:30 am. Luncheon to follow.

Bryant and Emily Fritz are moving a couple of lots over and construction has started. Other than that, there has been little activity related to new construction. However, the Architectural Review Committee (ARC) headed by Denny Neiss and Murray Mack are ready to address any needs. **Please involve the ARC in any of your building and structural changes.**

Landscaping changes that could impact drainage should also be reviewed – The impact on your neighbors must be considered. If a review is not needed, the ARC will let you know.

The HOA Board (Denny Neiss, Janice Gans and myself) have taken on the task to review our Covenants / Bylaws and other HOA documents for possible updates. We have engaged legal counsel – Craig Hanson of Hanson Law Office. The intent is to ensure the Covenants and supporting documents are in force, content is valid and any updates needed are applied appropriately. I mentioned this effort at the Annual Meeting and some concerns were captured. Rental property, solar panels and new technology antennae options are items we will look to define. Any amendments will be documented and must be approved through a vote by homeowners and lot owners. We will keep you posted. It is a personal goal of mine to ensure the documents passed to the next President of the HOA are in good order.

Since I ask for your comments and concerns, I get them. I will cover recent items and those that continue to recur. In prior newsletters, our Covenants, Bylaws and Architectural Review Committee (ARC) documents were referenced and provided by David Miller to those who receive the newsletter email. The thought was to keep the content of the documents in our minds. **As home and lot owners, we are all responsible for knowing our Covenants and adhering to them.** As with many things in life, we may not like the rules but we have to know and observe them.

The following is a summary of what I receive – Not in any particular order or necessarily a complete list -

- Garbage / recycling containers left out or visible
- Cars and vehicle parking
- Snow on sidewalks (This should not be a concern for awhile – I hope)
- Dog waste not picked up
- Trailers left in driveways or on a lot
- Grass not being cut
- Downed trees
- Obstructions and debris on sidewalks and walkways
- Construction questions and if the HOA and ARC know about it
- Beaver activity in the wetlands / ponds
- Status of projects the HOA has mentioned – I apologize if I miss certain projects in our newsletter

Well, several are common sense and I get that there can be exceptions. As I have said several times, I do not want to nor do I have the time to canvas the neighborhood on a daily basis and look for possible violations and track time – Especially, as the neighborhood continues to grow. Again, we are all responsible for knowing and observing the Covenants. Please reach out to your neighbors and see if you can work out your concerns.

In the hierarchy of regulations we have -

- Federal at the top
- State
- City / County
- Quarry Woods HOA

With that knowledge, there are items that entities above us already have regulations and enforcement procedures in place to address.

The City has regulations and enforcement policies in place and they should be contacted for -

- **Animal control – 320-255-7200** The City addresses concerns with numbers, species and dangerous animals as well as licensing policies.
- **Snow removal concerns – 320-255-7214** The City has set time frames to address removal.
- **Grass and weed height – 320-255-7214** The City sets maximum height at 10”. They allow flowers, native and prairie grasses. Check the list on their website for noxious plants / weeds that should be avoided.
- **Street parking – 320-255-7209** The City requires vehicles must be in usable condition with current licensing. Parking during snow removal season – November 01 through April 01 could result in towing or fines. Parking too close to a stop sign or blocking a fire hydrant will result in towing or a fine. If there are no signs posted, you can park cars, trailers and boats but they must be frequently moved and this is subject to authorities monitoring. Parking must be done in a

traffic facing manner. Construction exceptions and dumpster positioning should be discussed with the City first. Vehicles cannot be parked in your driveway in a manner that obstructs any part of a sidewalk. Allow mail delivery vehicle access.

- Boulevard tree planting – The City has rules in place for location and species of trees – A free permit can be obtained – Check their website

Please note that the information I provided is my interpretation based on discussions and website review and not to be considered complete. Verify any concerns directly with responsible parties. I would hope that neighbors could work with each other and use higher level enforcement as a last resort.

When we met with our legal counsel, I had listed Covenants enforcement as a discussion item. Our Covenants are valid for thirty years, per state law – We have about 12 years left. Our Covenants already have provisions granting the elected Board of the HOA the power to enforce, assess fines or put liens in place for violations. We were presented processes that other HOA's are using. They range from pretty lenient to hiring outside property management firms to administer. Personally, I believe we can build a process that starts with neighbors working concerns out. If that effort fails, it could be escalated to the Board to look into. We asked for documents on other HOA processes. More to come on this.

Enough said – Let's be good neighbors and all do our part. THANK YOU for reading / listening.

REMINDER - Please remember to RSVP for our Quarry Woods summer picnic. Call Bill or Jan at 320-253-3801

Annual Picnic Details -

Quarry Woods Neighborhood Picnic on Wednesday, July 19th, from 5:00 to 8:00 p.m. It will be held again at the Hidden Lake Picnic Shelter in St. Augusta. The social hour will be from 5:00 to 6:00 followed by a picnic dinner catered by Mark Larson of Creative Catering. There will be no cost to the residents as it will be paid for by the Homeowners Association. We are hoping that this picnic will give us all a chance to meet our neighbors, both old and new.

If any of you have any questions or comments please feel free to let us know. More details will follow as we get closer to the picnic time.

**Bill and Janice Gans
Picnic Organizers**

253-3801

Thanks again Jan and Bill!

Sherwood Park Update – Bev Host held a meeting in May to discuss options for improvement. We agreed to look at getting an estimate to remove buck thorn. The cost will be evaluated against the benefit to the neighborhood. Some in attendance stated they prefer the area as is. There was mention of concerns with attracting external users if it is seen as a destination to gather.

I have talked with Scott Zlotnik, St. Cloud Park and Recreation Director. He stated that the park is City property acquired through tax forfeiture. He asked that the committee review intended actions with him prior to proceeding. He also mentioned that there may be funds available to assist with buck thorn removal as this is defined as an invasive species.

We will see where the estimate comes in and keep the neighborhood updated.

County Road 136 / 34th Street Entrance improvements – Murray Mack and Denny Niess are looking to put emphasis on this in the July time frame.

I called Premier and asked if they could remove their large sign advertising land available for various forms of development. Now that the property was sold and is being developed for future homes, Premier removed the sign.

Walking Paths – Our paths are in need of attention. There are large cracks that are filling with weeds and saplings. I have requested an estimate from a previous provider for filling cracks and resurfacing options. We will evaluate the estimate in determining a course of action.

We will also organize a small team to maintain the brush and trees parallel to the paths.

More to come.

Continuing Reminders

Take time to ensure that your sidewalks are clear of debris. Avoid parking trailers, construction supplies, portable toilets, equipment and dumpsters that impede sidewalk use.

Please note, the City requires that you / your contractors clean up sidewalks and streets if you / they drag mud and debris on to them.

Drains - The City offers an “Adopt-A-Drain” program you can sign up for. You can monitor a drain(s) you sign up for and periodically clean debris. It would be great to have all of our drains monitored by those most impacted if they clog – You and your neighbors. If interested, please check out info@adopt-a-drain.org . I have three I signed up for on Topaz Lane – Plenty more available to adopt. **If you see a concern with a drain not functioning, please contact the City.**

Wrapping up, we need some good news. Dennis Host and Marty Nelson will soon unveil our new Quarry Woods website! Stay tuned. It is great to have such skilled neighbors – Thank you!!!

As always, thanks to all who work to keep our neighborhood looking good! If you see some debris laying about – Please pick it up. Keep in mind the time trash/recycling containers, trailers and non-licensed vehicles are in your driveway.

Please contact me with any questions or concerns and I will do what I can to work to a resolution. Take care and thanks for bearing with me on this monthly rant.

Jim Dahl
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