

**CREEK'S EDGE AT STONY POINT TOWN HOMES HOA**  
**Board of Directors Working Session**

Clubhouse  
9400 Creek's Crossing Blvd  
**Wednesday, September 14, 2022**  
**2:30pm**

President – Larry Dahn (2024)  
Vice President – Anne Nelson Morck (2023)  
Secretary – Melissa Eager (2023)  
Treasurer – Roseann Salasin (2024)  
Director – Rob Tait (2022)

MINUTES

I. CALL TO ORDER (President)

President Larry Dahn called the meeting to order at 2:30 pm.

II. ROLL CALL and QUORUM STATUS (Secretary)

Meeting, in attendance at Clubhouse: Larry Dahn - President; Anne Nelson Morck – Vice President; Rob Tait – Director; Roseann Salasin - Treasurer; Secretary - Melissa Eager; Dave Hering – Managing Agent; Joe Perszyk – Homeowner; Sharon Benedict - Landscaping Committee Chair; Dan Apple - Webmaster; Debbie Markel - Covenants Chair.

III. PRESIDENT'S REPORT

Gate system update: NTS with the encouragement of our community has submitted (in their internal budget 2023) to upgrade to a WIFI system using Lift Master. This will be a \$30K upgrade and our contribution amount will be \$12K. The majority of the issues is related to analog phone line system – which in turn was very sensitive to power surges during storms.

**These following projects for 2023 consideration via the board:**

Installation of gutters on the clubhouse (Pool side and opposing side of clubhouse facing the fountain area). Don't think gutters are necessary for mail station & community garage. Costs \$1800.

Pergola shade projects – possible solutions sunshade sail materials or installation of 1X2 with ½ gaps over the two existing pergolas in pool area (will require prime/paint). Materials \$1500 with volunteer work crew OR materials/installation costs \$4500.

Paint clubhouse, mail station, community garage, & 3 remaining pergolas. (Requested pricing and confirmation if any have been painted the past seven years, if not move this work into our 2023 forecast – with pricing and update master schedule). Reserve costs – paint fund.

Clean out garage; install shelving, take out toilet, sink, and water fountain: (cleaning garage and shelving installation – volunteer work crew). Costs \$1600.

Aggressively trim all plant materials within pool area: volunteer work crew – but confirm with Landscaping Committee; (pool project, deck work all put on hold until 2024). No material costs.

Adhesive sand and sealing project on pool decking, fountain/mail station decking and bridge front entrance decking. Looking at alternate options to have "Power Wash This" provide pricing: Costs \$3500 – waiting for final pricing by end of this week (possibly to complete this year). If volunteer work crew material costs \$1200.

Two additional high-top tables for our 4 high top chairs. Criterion potentially has 2 used tables they could rebuild for us. Pricing to follow by end of this week. Guessing <\$2000, may be ordered this year.

Seal all asphalt, fill all road cracks, stripe entire neighborhood for parking, and pothole repair any remaining trip road hazards. Two vendors – Total Asphalt & Pothole Repair. Look at begin sealing asphalt every 3-5 years to extend the life of the asphalt roads. All costs from reserve fund. Lines would need to be repainted as well.

Phases regarding speeding issues (if they continue to be a hazard): Phase I: Paint lines in front of all 5 stop signs and the STOP word (complete this year). Trim branches by existing stop signs. Phase II: 2- signs add another sign “stop ahead”. Phase III: as a last resort, speed bumps in neighborhood. Pricing to come. LC had the idea of a one-way around the 2 side streets of the clubhouse.

Pricing on the following coming in days (some would be considered reserve expense): Look at this as possible separate fund account for projected work throughout the years. Look to extend the life of our exposed aggregate walks & drives. Costs will be considerably high to complete this in 2023.

Power wash all exposed aggregate, selected garage concrete drives.

Power wash curbing areas.

Seal exposed aggregate (average life 2-3 years).

Clean selected roof/shingles – removing algae, mold, & mildew (extend roof life).

Year over year forecasting plans for above work and create a special fund for above work.

TVs in the clubhouse - get 1 85” smart TV (with a pivot) to replace the 2 out of date TVs. Reserve fund expense.

Refurbished trash compactor found by NTS which saved us approximately 30k.

#### IV. BUDGET DISCUSSION

##### A. Landscaping Committee (Sharon Benedict)

For 2023, need firm guidelines on plantings and replacements going forward. What’s the homeowner’s responsibility, the Landscape Committee’s responsibility, and the Landscaper’s responsibility?

Debbie and Sharon (along with interested committee members) will review the Rules and Regulations. Some of the language may need to be updated with more clarity (as long as it doesn’t conflict with the Declarations). There may need to be Landscape Policies added to ensure uniformity throughout the community.

It’s a good idea to establish stronger coordination between the Covenants Committee and LC.

Pink tape issues - should it be eliminated? Limited to front and back yards? Opt-out of chemical treatments?

There needs to be clarity and messaging for the community. In general, you move into this type of community, you give up landscaping ownership. Again, the Rules and Regulations will be reviewed and updated if necessary.

In the midst of reviewing contracts for 2023- looking into other companies other than Kenney’s (need Noah to be more upfront on certain issues - if you see something, say something and don’t wait) OR in addition to Kenney’s for landscaping. LC reached out to Rupert (contractor for Stony Point Fashion Park) but didn’t receive estimate yet. Also reached out to VA Green and US Team Arborists.

More information to come but most likely LC will continue contract with Kenney's and pull out some things (chemical lawn treatments, spring aeration, other aeration and seeding, all trimming of trees and crepes but still want fertilization of shrubs) for VA Green and US Team Arborists (trees and crepes) to manage in 2023.

Received quotes from both VA Green and Jeff at US Team Arborists - need to finalize quotes and more specifically, get the quote from Jeff via email and not text. Sharon and Joe will work on the quote from Jeff (also ask about the crepes by the bridge and get a separate quote for the ones on our side and the ones on NTS side), get clarity on the number of lyme treatments from VA Green and get additional feedback from their committee before moving forward. Dave will discuss contract with Noah at Kenney's and determine price reduction of current contract. Addendums can be made to contracts that were 2 year contracts such as Kenney's.

Maintenance versus catching up/project quotes would be helpful going forward and an itemized quote is ideal.

Richmond Irrigation quote for 2023 is approximately \$5300 but an additional amount for repairs will be needed for valve replacements (estimated at \$8k). A new controller will be needed in the future.

2023 - an approximate amount of \$70k for Kenney's, \$15k for VA Green and \$10k for US Team Arborists. Finalized quotes will be presented at next HOA Meeting.

Priorities - new tree next to Josh and Keith's house in the Fall of 2022 - US Arborists will make the recommendation.

2023 Priorities - Median north of the pool - get a design from Manchester Design, and implementation of design (\$5300); Zelcova removal - maybe Jeff will complete in his contract; design for the front of the Boulevard (\$1200); trimming of pin oaks - maybe Jeff will complete in contract.

#### B. Website Committee (Dan Apple)

For 2023 - approximately \$800 (subscription fee to host website and additional updates) which would include 2 years.

#### C. Social Committee - increase to \$2000 for 2023. Need a Chair for 2023.

### V. OWNER COMMENT PERIOD

Joe P. - could you get a quote to pull out the showers and convert into dressing rooms in the clubhouse bathrooms?

Nature trail? Perfect area to the right of the retention pond in the woods with a gradual entrance. Will walk again in the Fall. No funds needed - just need volunteers.

Anne Nelson - THANK YOU - a lot of progress made.

### VI. ADJOURNMENT

**Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator Jessica Crump (378-5000 x232) – [jcrump@communitypartnersva.com](mailto:jcrump@communitypartnersva.com)**

*\*Residents are welcome to address the Board during the Owner Comment segment of the meeting. This segment is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may*

*not respond immediately as they proceed with the planned business of the meeting. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Please observe Robert's Rules of Order.*