

Deerfoot Estates HOA February 2023 Annual Meeting Notice/Newsletter

Annual Meeting

-The annual membership meeting will be on Thursday, March 23, at 7:00 p.m. The venue is the First Bible Church of Decatur's Field House located at 3202 Spring Ave.

Meeting Agenda

-City Councilman for District 5, Jacob Ladner, has accepted an invitation to give a briefing on city issues followed by a Q&A period.

-Discussion of what transpired in 2022:

- Attorney consultation and legal actions
- Collection of overdue assessments
- Covenant enforcement
- Landscaping

-Discussion of FY 2023 budget followed by vote:

- Landscaping contract
- HOA Management Company

-Election of new board members

Board Member Self-Nomination

-If interested in serving on the Board of Directors please send an email to bod@dehoa.info no later than March 9, 2023. The term is for a period of 2 years. In-person meetings are held 4 times a year with most business conducted via email.

-Former board members as well as those who have never served are highly encouraged to run for a position. This is your opportunity to make a difference!

Covenant Issues

HOA Management Company

As indicated in the above Meeting Agenda, the BOD is seeking an experienced HOA management company to better manage covenant enforcement which will include the collection of assessments. The company submitting the best bid to meet DEHOA overall needs will be presented at the meeting for a vote of the membership.

Barking Dogs – Fines Beginning May 1, 2023

-Our covenants prohibit noise that constitutes a nuisance or inconvenience to other members. This includes barking dogs. Many of us are dog owners and we understand that not all barking can be avoided. However, the BOD has received reports of continuously barking dogs that are causing nuisance and inconvenience to members.

-Based on guidelines published by pet associations and legal professionals, definitions of nuisance noise from a dog consists of:

- barking or whining for more than 5-minutes in any 1-hour period - or -
- more than 4 barking incidents in a day - or -
- barking before 7am or after 10pm

-Owners of dogs that meet one of the above definitions of nuisance noise will be in violation of the covenants and subject to the normal covenant notification and enforcement procedure to include a fine of \$5.00 per day.

-The covenants also grant the BOD the right to have nuisance animals removed from the properties. This option is not desired to be exercised but the right to do so is reserved should persistent problems not be addressed.

-We understand that it takes time for pets to become accustomed to new routines. We also understand that you may want to consult with your veterinarian or other dog behavior professional for guidance on reducing barking. Therefore, the enforcement procedure will not go into effect until May 1, 2023.

-To report nuisance dog barking, please send an email to bod@dehoa.info.

Follow-up

-As indicated in the 2022 Newsletter, an initiative has been undertaken to notify those who are in violation of various covenants. To those who have quickly complied, **Thank You!** Additional legal measures in the near future are being forced by those who have yet to comply, including failure to pay assessments. If you receive a notice for what you consider to be a very minor infraction, please consider that overlooking your minor infraction will be used by someone to justify not correcting a major infraction, therefore all infractions must be addressed.

-Continuing infractions involve trash cans being visible from the street, parking trailers in driveways, prolonged parking of vehicles in the street, storing items on the side of the house, and not keeping up with landscaping. Due to age, many fences are no longer in good repair so please inspect your fence and take corrective measures.

Website reminder:

- Home page: <https://www.dehoa.info>
- Pay assessment online: <https://dehoa.info/pay-invoice>

Assessment Reminder:

- Assessments are due upon receipt but no later than 30 days.
- If you are not receiving an invoice please advise via email: bod@dehoa.info or add "Intuit E-Commerce Service" quickbooks@notification.intuit.com to your Safe Senders list.