

2024 Annual Meeting Notes

Meeting Date: 10/8/24

Meeting Time: 7:00 pm up at the front field

Homes in attendance:

3306 Harrisburg Drive	3317 Harrisburg Drive	3318 Harrisburg Drive	3342 Harrisburg Drive
3420 Harrisburg Drive	3421 Harrisburg Drive	3433 Harrisburg Drive	3609 Harrisburg Drive
3613 Harrisburg Drive	3637 Harrisburg Drive	3649 Harrisburg Drive	3705 Harrisburg Drive
3740 Harrisburg Drive	5900 Whitebridge Lane	5902 Armour Avenue	5904 Armour Avenue
5908 Whitebridge Lane	5914 Sunday Drive	5917 Sunday Drive	6009 Cheswick Drive
6021 Cheswick Drive			

The meeting began with an introduction of the two representatives from the management company Aloha Rentals, Inc. - Juanita Richard and Nathan Hwang.

Next, we went over the DOT's plans and our plans for the front of the subdivision. It was stated that the DOT Has taken down the trees and has started the clearing process. There is one more home that has not made a deal with the DOT so the HOA has one more attorney meeting and one more DOT income payment coming. The HOA has looked into fence options and has gotten a estimate of \$27,550.00 but it will probably take DOT a year so we have time to see what it is going to actually look like. Once it is time a plan will be formed and then we will get 3 bids to do whatever it is the HOA plans.

We then talked about finances. With the dues at \$276.00 the HOA still has a surplus of approximately \$3,000.00. It was then asked if anyone wanted to raise the dues. A homeowner asked if the dues are raised what would that benefit the neighborhood. It was stated that as right now no new plans of improvement are in the works, so a vote was taken to raise the dues, and it was a resounding no to the dues increase for this year.

The HOA sent out letters asking if anyone wanted to join the board and if they did what position would they be interested in, and no response was given so at the meeting we had the vote to:

President – Alethia Weston

Aesthetic – Lewell Sherman

Vice President – Darnell McNeil

Aesthetic – Grace Berrios

Secretary – Paulette Carter

Aesthetic – Sherry Carro

Board Member – Lonnie Hasty

Board Member – Ines Sanabria

Board Member – Gilberto Nunez

It was asked if anyone had any suggestions or comments to help the neighborhood:

- One homeowner did speak up. He brought some letters (enclosed) that he felt was completely uncalled for. One letter he brought was dated 10/4/24 and it was on yard maintenance, and he commented that he has a

yard guy that comes, and his yard was done as of this date. He did not give me a chance to inform him that just because the envelope is stamped on a certain date does not mean that when it comes it takes the mail 3 to 5 days to get to you so yes, it is possible you landscape and then get a letter. The second letter he brought was dated 9/28/24 and he said this was about his German Shephard, but this letter was not about the German Shephard this letter was about the other dogs he had, and it was another neighbor who complained and said her dog was outside and his dog came across the yard to attack hers. The third letter was dated 2/19/24 and again it was about the other two dogs (not the German Shepard) that would poop in the neighbor's yard. This homeowner contended that the German Shephard, is a service animal provided by the VA in which it was told to give us his papers and we would leave him alone about it.

- Another homeowner wanted a vote on changing the height of the fences to 6' but I told him that , "I was told to change the covenants a notice of the change must be sent out first with the date and time of the meeting. Once the meeting is held, if a quorum is not had another meeting is to be held and anyone who is at the second meeting constitutes quorum and since that was not part of the meeting notice I cannot hold a vote".
- Another homeowner commented on how he has gotten over 20 letters since he has lived here from parking his trailer in his yard, to his dog which he said was a service animal, to his truck (which was formerly an ambulance) and he believes the HOA is being excessive. He also requested that his name and address be stricken from all notes. The president of the HOA said she will address it at the next board meeting.

It was stated that if homeowners just asked or informed the board of their situation up front it would circumvent letters having to be sent out but when for example a homeowner puts up a 8' chain link fence and the HOA does not know that you are remodeling a letter will be sent. If a homeowner has a unauthorized pet and the HOA does not know it's a service animal a letter will be sent.

The meeting did end on a positive note with everyone agreeing we all live in the same neighborhood and to just be courteous and friendly.