

The Quarterly BRIEF



February 2024

<p>Deerfield Homeowners!</p> <p>Many changes have occurred since we last sent out our newsletter and we apologize for the delay in handing out our newsletter.</p> <p>We ask all of you to consider, as a member of this HOA, what you might be willing to do for your community. The Board is willing and able to best serve your needs if you would communicate, get involved, and be present at our Annual Meetings!</p> <p>We will be receiving nominations for trustees and listing the names of those nominated in our community with the Annual Meeting Notice. Please consider joining a committee or serving as a trustee. Nominations for trustee must be received by the board by Mar. 31, 2024.</p> <p>Board Email: deerfieldHOADirect@gmail.com Facebook: Deerfield-Community-Piqua, Ohio Website: deerfieldpiqua.com (please check out the page and review our documents here!)</p> <p style="text-align: center;">FROM THE TREASURER</p> <p>The Board is updating Quickbooks and establishing criteria for pond lots. If you meet only one of the following criteria, your lot is considered a Pond Lot</p> <ul style="list-style-type: none"> • Full view of the pond without obstruction from trees or other dwellings • Greater than 25% of common area backs up your property • Private access to a pond, allowing you to access a pond directly out of your back door. <p>A few property billings were adjusted to include their lots as pond lots, while others were reduced to standard lot.</p> <p>Be sure to submit your Polling ASAP, the polls close March 31, 2024!</p>	<p>Board</p> <p>President and VP are currently open</p> <p>R.J Monnier, Acting President and Secretary</p> <p>Kaitlin C Brown, Acting Vice President and interim Treasurer</p> <p>Angie Clayton, Trustee</p> <p>Sharon Focht, Trustee</p> <p>Miles Gearing, Trustee</p> <p>Holly Johnson, Trustee</p> <p>Policies of recent, the Board has been reviewing to amend structure of finances and better govern our HOA</p> <p>BY-LAWS</p> <ul style="list-style-type: none"> • Voting for Trustees (2.03-2.06, 3.02) • Voting (to pass amendments or add to, 1.03-1.04) <p>DECLARATION</p> <ul style="list-style-type: none"> • Voting 2.03 • Lake Assessment 4.03-4.04 • Code violations 6.01 <p>Please review, and ask questions!! These conversations pertaining to lake assessment and code violations will have an impact on dues in the future. At the next annual meeting, we want to open the floor to discussion of these specific topics.</p>
<p>COMMUNITY EVENTS</p> <p>All future events will require vetted interest from the</p>	<p>GENERAL ANNOUNCEMENT</p> <p>*Please submit your name, address, and or email for the directory ASAP!</p>

<p>community to ensure funds are used wisely.</p> <p>WELCOME COMMITTEE</p> <p>Holly Johnson will be overseeing the welcome committee, and baskets with the Declaration, By-laws, and Restrictive Covenants will be included. Donations received were used to purchase the recent gift baskets.</p>	<p>*NEW Facebook created * Submit anything for the newsletter, email slfocht@hotmail.com We want to hear from you!</p> <p>Calendar</p> <p>Annual Meeting- April 11TH, 6:30 pm</p> <p>Community Clean-Up- June 1st (clean-up is 1st Saturday of the month thru Oct.)</p> <p>Community Garage Sale- June 8th</p>
<p>Code Enforcement</p> <p>The board is answering questions directly to individuals concerning code enforcement.</p> <p>New budget now assesses a portion of dues to be used to address code violations and late dues. Please communicate issues with the Board to avoid legal action.</p>	<p>ANGIES LIST</p> <p>Calling all handy persons and eager volunteers! We are looking for a crew of people to help with the final leg of installation of our aeration systems. We hope to use the latter two weekends of March to finish the installation. More hands equals less time and quicker installation. I will hold a pre-installation meeting to discuss what needs to transpire to finish the project. All forms of help would be appreciated and maybe we can have a beer and a cookout when it's done! Thank you in advance for your help and support.</p> <p>-Angie Clayton</p> <p>Aeration System Cost</p> <p>RPS solar systems 14,624 Fish 653.98 Tool Rental 134.49 credit 50.00 Concrete 115.78</p>
<p>NEIGHBORHOOD WATCH</p> <p>The HOA Board is developing a neighborhood watch after the influx of criminal activity in this past year. We need assistance, as well as resources to deter future criminal mischief. This is a crime of opportunity and eliminating opportunity will halt its progression.</p>	<p>THANK YOU'S!</p> <p>We would be amiss if we didn't publicly recognize the many hours volunteered by Tyrell Knox, Jeremy Silvers, and Angie Clayton to dig holes and get the posts in. There were comical dilemmas from oversized poles and huge a shipment of systems that took</p>

Police Liaison Rober Gearing

"There have been two instances of vehicle thefts most recently, not including previous months throughout the summer. To be understood by the Police Dept. as out of town suspects. Due to the nature of the crime, people are asked not to engage but alert Piqua Police Dept. of any suspicious activity. In the meantime, I am willing to host a community awareness meeting and provide prevention information, as well as answer questions from concerned members of the HOA. "

strength to move. Someone will be without use of their garage over the winter and not everything went as planned this year.

Thank you to all the new board members who took on a role and were flooded with complex issues to address. Meetings occur monthly and many times extend over two hours.

Thank you Nina Blankenburg for quickly assisting in newsletter topics and new homeowner gifts!

Thank you Sharon Focht and Diane Delat for volunteering to work on the newsletter! Several Board Members hand deliver these to save HOA money!