

HIGHLIGHTS OF THE 2023 ANNUAL ASSOCIATION MEETING

Maintenance: Supervisor made & installed 16 various street signs & 2 new posts in 2022. Projects for 2023 include making & installing 9 street signs, 4 traffic backboard signs & replacing 1 post. Estimated cost of \$3,500.00.

Grounds: In 2022 the sidewalk path along Grassy Creek was trimmed & 9 sidewalk slabs on the Oak Knoll side of Grassy Creek were leveled. Project for 2023 is to level 7 sidewalk slabs on the Blackhorse & Whitehorse Court side of the creek. Estimated cost of \$850.00. The Association will continue to clear out the dead and downed trees in the wooded area between Exeter, Apple Creek, & Bexley.

Grassy Creek: The creek is clear of debris & leaves. However, the logs, large tree branches & leaves in the creek need to be handled by Travis Hartman Tree Service. Storm damaged trees have also been handled in January, February, & March with a cost of \$4,910.00.

Garage Sale: The Community/Neighborhood garage sale is scheduled by Saturday, May 20th. The association will advertise in various surrounding newspapers, Facebook groups & our WEB site. Please call or email the office with your name, address, & phone number by Thursday, May 18th to be included in the listing of addresses participating in the garage sale.

HOA DUES: The Association's biggest expense is in lawn care and routine maintenance of trees and storm damage of trees. The Association is looking at an increase in the dues in the near future, which have not been raised since 2010. The Annual Association dues for 2023 will remain the same as in the past: \$70.00 for single family homes; \$43.75 for condominiums; and \$27.50 for apartments (which the owners of the buildings pay as one lump sum). **dues billing will again be in the May 1 Newsletter, due by June 10th.** The board will look into the procedure and steps needed to increase the HOA dues. This will take organizing and planning and time to get this process completed.

REMINDERS: Those residents that back up to the brown board fence on Three Meadows Drive, the sidewalks on the other side of the fence adjoining your property are yours to maintain in good condition, as well as for snow shoveling, trimming of branches or vines wrapped around the fence, and those branches protruding out to the sidewalk.

Some resident questions: do we have insurance – yes both Property Insurance, Officers & Directors Insurance and Dishonesty Bond. If volunteers are needed for a project, they may need to sign a waived to participate.

FYI: Three Meadows Subdivision is made of 312 single family home owners, 202 condominium owners, and 12 Apartment/Condominium Buildings with 466 apartments.