

Druid Hill HOA Board of Directors May Meeting

May 26, 2026

Present: Diane Calbeck, Ginny Gill, Mary O'Keefe, Jim Greenfield, Jeff Horner, Josh Kimelman, and Suzi Kimelman as guest and Grounds Committee representative.

A quorum was noted and the meeting was called to order by Chairperson, Diane Calbeck.

1. A point of order was discussed regarding the action taken by the board at the April 2026 board meeting, defining the responsibility for landscaping as that of the homeowners. This previous action was to define the responsibility for landscaping withing eight feet of the home/building to be that of the homeowner. The point of order determined the April action of the board to be null and void, as it is contrary to the by-laws and covenants of the association. Our governing documents state the responsibility for all landscaping is that of the Homeowners Association. In the future, the board can review suggestions for clarifying or amending the covenants. In summary, no change takes effect changing the landscaping responsibility of the HOA to the homeowner. The landscaping responsibility of the HOA will be discussed at the annual homeowners' association and will be noted in the advance published notice of the annual meeting.
2. All landscaping requests should go through the grounds committee, where they will have you fill out a form detailing your request. Once the grounds committee has reviewed the form, they will then give it back to you as approved to upload and send to the board for final approval and to ensure your request is documented and saved. To send to the board for approval, you will go to ResidentCenter.com, click on Architectural Request, click submit a request, and then upload your document. Property Mangment by Design will then review and send out for approval by the board. Once approved by the board, the owner will receive an email notification stating the regeust has been approved. See attached form.
3. Several changes of homes were noted:
 - a. The drop off of the front walk on 2824 (Barry and Nancy) has been filled in.
 - b. Ginny (2856) has put in a second railing on their steps.
 - c. Th Shors (2854) have built a ramp in their garage going into the house.
 - d. Evergreen trees at Helen Miller's (2814) were removed.
 - e. Jeff Horner will address plantings at the Wallace home (2862.)
 - f. New windows were added to 2870. More work will take place, stickers will be removed and final repair work are still 4-6 weeks out.
4. President's report:
 - a. Diane reported on a meeting with Matt Cohen, Jeff Lamberti, and other leaders of the Italian American Cultural Center. It was noted the driveway of the IACC will be four feet wide, with flags two feet on either side of the driveway. It was also note there will be five bocci courts, which will be covered.
 - b. A sign will be posted at the three entrances (approximate size 11"x14") directing delivery drivers to use the east Druid Hill Drive entrance. The signs will be posted on pillars and the guard house.

5. Jim presented the treasurer's financial report (attached.) Josh moved and Ginny seconded the approval of the treasurer's report.
6. Jeff Horner reported on lawn treatments currently handled by Snider Lawn Care. There has been discussion of changing the administration of lawn treatment to American Turf. The goal is to move to expensive and lower environmental impact. It is possible a change could result in more weeds. The next step is to ask Patsy Shors to review the information, as she has conducted research on the topic. No decision was made and findings will be reviewed before making a change to this service. No change would take place until 2027.
7. Steve Jacobs has agreed to make repairs to the "Little Library" on the east side of the development.
8. A discussion was held on mudjacking to level sunken concrete work in the neighborhood. It was moved by O'Keefe and seconded by Josh to increase the mudjacking budget from \$3,000 to \$5,000. The motion passed.
9. Jeff Horner should not be reached on a business phone line. Please do not use Jeff's older personal phone number. (515-304-7242.)
10. Josh moved and Jim seconded a motion to adjourn. Next board meeting will be June 15, 2026 at 4:30 pm.