

Belmar North HOA



Why Do We Need A Home Owners Association

- **Why does the HOA have so many rules?**
- **What are we getting for our dues?**

Why Do We Need A Home Owners Association

- Membership shares **costs** of common area maintenance is an obvious benefit.
 - Gate Operations & Maintenance
 - Exterior Wall Structure and Fences
 - Roads – Repair and Snow Removal
 - Common Area Landscaping & Lighting

To Maintain the Visual Appeal of the Neighborhood

Why Do We Need A Home Owners Association



To Prevent Mishaps like These



Expressed Homeowner Concerns

- **Gate - Sporadic Operation**
- **Air BNB – Leased houses**
- **Trash cans left out beyond pickup day**
- **RV's, boats, and trailers in driveway**
- **Process to get approval from the HOA to improve/add/change items**
- **Dogs running loose off leash and leaving presents on their lawn**
- **Landscaping**

Board Member Roles

- **ALL MEMBERS – Meeting Participation, Decision Making, Transparent Oversight**
- **Charles Gather President ▶ Communications – ARIA Contract Administration – Compliance Committee member**
- **Desiree Beaty Vice President ▶ Common Area Contracts (Landscaping & Fencing) - Overarching Events Coordinator/Planner – Welcoming Committee Chair**
- **Jess Cavin, Treasurer ▶ Finance Reporting and Budgetary – Contract Reviewer – Special Events Committee Chair**
- **Rob Griffin ▶ Architectural Committee Chair – Road Maintenance**
- **Iris Copeland, Secretary ▶ Meeting Minutes - Website Updates – Newsletter Architectural Committee member**
- **Dustin Watts ▶ Gate Operations - Compliance Committee Chair**

2021 Accomplishments

- ✓ **Established Website that provided Transparency to membership & Newsletter**
- ✓ **Established Email Distribution List to save on postage- (Direct Mail to Seniors)**
- ✓ **Established process for Architectural Review ▶ Developed Form ▶ Set up process and instructions on functioning website ▶ Reestablished Architectural Committee**
- ✓ **Replaced worn out Gate Motors and Electrical Boxes repaired**
 - **Established Gate Maintenance Contract and moved Car Tag distribution to ARIA**
- ✓ **Reviewed all Financial Records from ARIA and removed people from account that had moved out 3+ years ago – (Ensured HOA had copy of all Records)**
- ✓ **Reviewed all contracts and ensured HOA was utilizing all services as listed**
- ✓ **Contacted rental owners for rental contract information and inform of HOA Rules**
- ✓ **New Exterior Fencing**

Yard of the Month – Reestablished

 **Winners Awarded Signs in June, July, August**

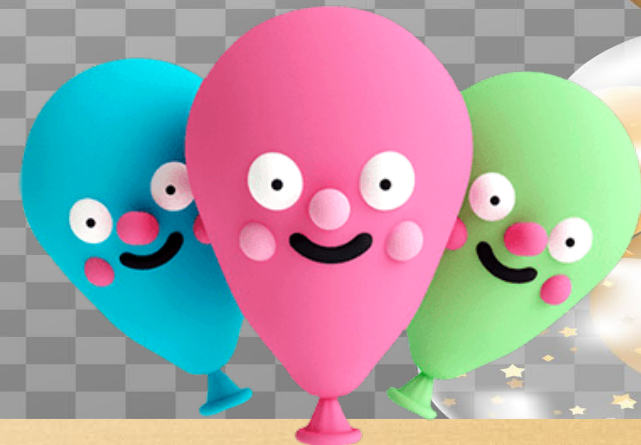
 **Marcum's Gift Card**

 **Each home may only win once during calendar year**

 **Must be current on HOA dues**

Proposed Events

- Holiday Decoration Contests
- Fall Get Together
- Block Party Potluck
- ANY Suggestions...?



How Can you Help?

**Volunteer to be part of the HOA Board
to serve on the Community Events Team,
Gate Decorations Team or the
Compliance Committee.**

Send email to BelmarNorthHOA@gmail.com