



Piatt Meadows Homeowner's Association

03-18-2016

PMHA Annual Meeting Notes (date of meeting 03-06-2016 at BrewZaa)

We had a great turnout at the Annual Meeting, with over 40 attending. Frank Eisenhower and PJ Walsh led the discussions.

Our Agenda included the following items:

#1 Nominate and Elect a Trustee

Eric Sullivan was nominated before the meeting and agreed to serve as our next Trustee. The current Trustees will invite Eric to the next Board meeting and determine who Eric is replacing. Both PJ Walsh and Kevin Webb have served on the Board multiple times. Since we have a volunteer, PMHA will not seek help from a management company for 2016. We will need more nominees next year.

#2 Review of Financial Statements and Propose a 2016 Budget

Every bank transaction from 2014 and 2015 was handed out. Expenses were broken down into categories to indicate where PMHA spent its funds in 2013, 2014 and 2015. See table below.

Our budget for 2016 was discussed. Normally we use the previous year's expenses to establish our following year's budget. However, 2016 is unique because of the Special Assessment. The unique expenses for 2016 in the budget include pond stone (\$12,300), planting of trees/shrubs (\$7,500) and fixing the entrances (\$36,000).

Expenses	2016 Budget Proposed	2015	2014	2013
Landscaping	-\$27,000.00	-\$26,575.67	-\$29,482.93	-\$25,218.10
Utilities	-\$1,300.00	-\$1,309.05	-\$1,560.24	-\$1,690.33
Misc: Postage PO Box Office	-\$1,275.00	-\$1,264.30	-\$1,274.48	-\$185.36
Property Taxes	-\$1,275.00	-\$1,268.00	-\$1,298.20	-\$1,283.84
Fence Repair	\$0.00	-\$2,625.00	\$0.00	\$0.00
Insurance	-\$650.00	-\$633.00	-\$654.00	-\$688.00
Website (10 years paid in 2015)	\$0.00	-\$780.49	\$0.00	-\$84.30
Lawyer Fees	-\$1,000.00	\$0.00	-\$1,091.00	-\$35.00
Bank Fees	\$0.00	\$0.00	-\$49.90	\$0.00
Pond Stone	-\$12,300.00	-\$17,570.00	\$0.00	\$0.00
Pond Fountain	-\$900.00	-\$911.75	\$0.00	-\$1,094.13
Landscaping Design Entrances	-\$450.00	-\$1,410.00	\$0.00	\$0.00
Plant Trees/Shrubs	-\$7,500.00	\$0.00	\$0.00	\$0.00
Entrances (Rebuild)	-\$36,000.00	\$0.00	\$0.00	\$0.00
Totals	-\$89,650.00	-\$54,347.26	-\$35,410.75	-\$30,279.06
Revenue	\$89,900.00	\$36,874.44	\$36,578.00	\$34,800.00
Net Income	\$250.00	-\$17,472.82	\$1,167.25	\$4,520.94

#3 Special Assessment – Most showed up to discuss this topic. See questions and answers below

#4 Community Trash Service – see question and answer below.

#5 Upcoming Events

April 1	Start of Trash Service by Republic Services
June 11,12	Garage Sale
August 20	Block Party

#6 Questions/Comments

Why did PMHA spend so much money on pond stone?

The bank of the pond has experienced bad erosion from the wind. We also have an issue with muskrats digging trenches into the side hills and a pretty serious geese issue. Per our Deed Restrictions, it is the responsibility of all Homeowners to equally share the costs to maintain our common property. We understand that some feel they do not benefit from the pond – that only the houses along the pond benefit from the pond. The pond is critical for all of us as the storm water from our properties ends up there. The Homeowners along the pond did pay for that location as many houses along the pond sell for \$300,000 or more. About 60% of the bank of the pond was lined with wire mesh and large stone in 2015. The Trustees propose to finish lining the bank of the pond with stone in 2016. One Homeowner felt this is how Dominion should have built the pond in 2001.

Can a path be put to/from/around the pond? In 2015, the Trustees took a price of \$22,000 to construct an asphalt path from Marilyn to the pond and a price of \$110,000+ to construct an asphalt path completely around the pond. The Trustee chose to not include these expenses in the special assessment.

Why didn't insurance cover more of the costs of fixing our PVC fence? The Trustees indicated that our Nationwide insurance policy was limited for damages to fences. Mike Goddard, employee of Nationwide, volunteered to review our insurance policy in an attempt to improve what it covers. Frank forwarded a copy to Mike via email.

Why did the fence cost so much to fix? Our fence was damaged in November 2014 by a car crash. The driver's license plate was left at the scene and was turned over to the Delaware Sherriff's office. The Police was never able to find the driver or the vehicle; therefore we have not been able to recover the costs. The costs were high because the crash caused an accordion effect where it pushed the rails so far that it broke many of the vertical posts. One PVC post has a hole in it. Can it be fixed? This was not caused by the damage caused by the car crash into our fence. The Trustees will investigate how much it will cost to fix.

Will multiple bids be taken for repair of the entrances? Yes. We currently only have 1 price from our landscaping company. One recommendation from the meeting asked us to call Columbus Hardscapes, Rob Hewitt (Owner), 614-759-6896. A newly formed Committee will investigate the renovations to the entrances and report to the Trustees. The list of volunteers is below.

Shouldn't a vote be taken to approve the Special Assessment? About half of the Homeowners in the room felt a vote should be taken if a Special Assessment is necessary or not. The Deed Restrictions allow the Trustees to issue Special Assessments to fix items in the Neighborhood. The Trustees promised to research our Deed Restrictions if they require a vote. The Trustees asked the room to do the same research. As of the end of the meeting, the Special Assessment is still valid and due June 1st.

Can the Special Assessment costs be spread out over time? The Trustees made the decision to keep dues cost steady and to ask for all additional funds now, in order to fix items immediately. If the costs are spread out over time, we lose the ability to fix items in a timely manner. Additionally, costs will be more as contractors will need to come back multiple times over years.

What if we can not pay our dues and/or Special Assessment on time? PMHA does allow Homeowners to pay fees over time. Please contact the Trustees to make arrangements. The Trustees will ask for minimum monthly payments that pay off the entire debt within one year.

What if fees are not paid? Additional fees and penalties will apply and PMHA will put a lien on the property and pass all legal expenses on to the Homeowner.

Can our landscaping company also mow some yards in the neighborhood? Trustees will ask our Landscaping Company for a response.

What is the status of our current landscaping contract? About 80% of our expenses involve landscaping costs, as we have over 10 acres of land to take care of. Our current 3-yr contract expires in Dec 2016. In June 2016, PJ Walsh will begin to take bids for our next landscaping contract and will take at least 3 bids.

Can I volunteer for the Enforcement Committee? Some in the neighborhood do not follow our Deed Restrictions. The Trustees need help identifying these violations so Homeowners can be informed. The Enforcement Committee has 3 members and the Trustees will maintain their contact information.

Lettering in the stone walls at the entrances need painted. The Trustees painted the Huber entrance. The Griffin entrance will be painted by the Trustees when the weather warms up.

The Entrances were dark for a while in the Summer of 2015. The lighting was recently replaced at each entrance. Three (3) 660-watt fixtures were replaced with three (3) 20-watt LED fixtures. Our utility costs should go down.

Why doesn't PMHA irrigate the entrances? The entrances do have wells for water. The well water has high levels of Sulphur that stains everything orange that required expensive cleaning in the past. The wells failed in the mid-2000's and are expensive to fix. The Trustees do not plan on fixing the wells. Any plantings at the entrances will need to be self sustaining.

The Design Review Committee needs volunteers. Many members have served many years and are requesting to be replaced. Contact Malena Montoya at mmontoya@insight.rr.com.

Why was the Garage Sale so poorly attended? The Trustees did not effectively get the word out. A volunteer stepped up to help in 2016.

Who maintains the PMHA Facebook page? The Trustees do not use Social Media. The PMHA Facebook page is maintained by Jen Thacker, 2934 Griffin Dr, thackersoflc@gmail.com.

Are landscaping plans available for review? Yes, they were presented at the 2015 and 2016 Annual Meetings and also attached to this email.

Can posts be installed at the entrances to hang a permanent sign from? This would make it easier to communicate with our Residents. A Homeowner is needed to research the zoning requirements of Berlin Twshp and costs.

Can we have a Christmas light contest with the winner getting a gift card? Yes, Katie Meisner will organize this for 2016.

Who is taking over neighborhood trash responsibilities? Republic Services 1-800-601-1867, Rumpke has already begun issuing credits to end their service on March 31. Homeowners need to call Republic to make sure they are on their list for service starting April 1st. Rates are approximately half the previous rates and it includes recycling. Republic will deliver one garbage can and one recycling receptacle to each house.

List of Volunteers during/after the meeting

New Trustee

Eric Sullivan, 2892 Weyant, ericsullivan1@gmail.com

Enforcement Committee (3 members)

To maintain their anonymity, the Trustees will share contact information within their group. All violations will be documented using our Checklist previously shared with everyone. The Trustees will mail the completed checklist to the Homeowners and be responsible to assess fines.

Garage Sale Committee

Jen Harris, 4310 Grathrine Ct, 614-643-1364, buerman.harris@gmail.com

Entrance Committee

Matt Herrmann, 4393 Huber Dr, 740-816-8200, mattherrman98@hotmail.com

Ken Murdoch, 2754 Griffin Dr, 614-315-2283, kenrexm@gmail.com

Ken Hackworth, 2803 Weyant St, 614-578-5626, kenhackworth@hotmail.com

Mike Goddard, 4404 Grathrine Ct, 740-815-7374, myxvu@yahoo.com

Webpage

Patrick McPeck, 4483 Marilyn Dr, 937-974-2689, daniellemcpeck@gmail.com

Christmas Lights Contest

Katie Meisner, 2875 Weyant Dr, ktgriff24@hotmail.com

Sincerely,

Piatt Meadows Homeowners Association Trustees

Frank Eisenhower, PJ Walsh and Kevin Webb

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