

December 2021 CSPOA NEWSLETTER

Merry Christmas from your Board of Directors!

We wanted to touch base with some information for closing out 2021:

ANNUAL MEETING RECAP: Thank you to everyone who participated in our November (delayed) annual meeting! It was nice to see all our neighbors and to meet our new members! Your participation was very much appreciated, and we hope to plan additional informal gatherings for you all in the near future. When we come together as neighbors, we strengthen our bonds of community and improve our neighborhood. We are pleased to announce that the membership voted overwhelmingly to approve the changes proposed to the CSPOA Declaration of Restrictions, Covenants and Conditions. The Amended and Restated Declaration has been approved by the City and recorded with the Recorder of Deeds, and will soon be posted on the website, Facebook page and our PayHOA portal.

FINANCIALS – The month of November 2021 Financial Statements and 2022 Budget are attached for your review.

SPECIAL MEETING – A Special Meeting of the members of the Association will be held on December 12, 2021, at 4:00 PM at the pool clubhouse (3503 E Blueridge). The purpose of the meeting will be to consider a special assessment needed for capital improvement projects, including specifically the plan to replace the pool. Members are welcome encouraged to attend. *Please see the attached Summary for the Pool Project and Special Assessment for further details.*

DUES - 2022 Dues statements were mailed December 4, 2021. If you do not receive your notice by December 10, 2021, email cspoabkpr@gmail.com There will be no increase in dues for 2022.

Checks should be made payable to CSPOA and mailed to (or dropped into the mailbox at) 3503 E Blueridge, Springfield, MO 65809. Alternatively, you may pay your dues online with a credit or debit card or a checking/savings account. Go to payhoa.com, click on “Register” and then “Join existing HOA”. Enter your email address and you should get a message that says “Thanks for joining your HOA. We've sent a registration email to your inbox to setup your account.” Follow the instructions in the registration email to set up your account. If you experience any trouble, email cspoabkpr@gmail.com and I will try to help.

PROXIES – In recent years, we have had very low attendance at our annual meetings and have struggled to have enough members in attendance to meet the quorum requirements needed to conduct business. It is critical we have member participation, either in-person attendance or via proxies, so that we can conduct business and make our neighborhood work. We can prevent this from occurring in the future by using proxy forms that can be completed by members and returned to the Board. This is permitted by our governing documents and Missouri law, and is common practice for corporations and associations alike. The proxy can count as a member's attendance so that quorum can be established and can also be used for voting purposes. Going forward, all members will receive an annual proxy form along with their annual dues statement. All members are encouraged to complete the form and return it to the board, so that we can be assured we can hold our meetings and conduct business. It is important to know that giving a proxy does not mean you give up your rights to participate and vote. And your proxy can be revoked at any time. All you have to do is attend a meeting in-person or send your written revocation to the Board.

INFORMATION FORMS (Contact Information and Email Addresses) – The Board requests each member to complete the enclosed information forms. Members are required by our governing documents to provide contact information, including email addresses. We need up-to-date contact information for each member, including current address, phone numbers, email address, and the names of each member and their children. This information is used to maintain a current roster/directory of our members so that we can ensure proper billing of dues, keep members updated with newsletters, provide members with required notices of meetings and other business, track member voting, and manage our common areas. If you have not already done so, please provide the Association with your email address and establish a PayHOA account (which is our Association's online management portal). Doing so allows the Board to communicate with you more effectively and, importantly, saves the Association the cost of mailing. This form was also mailed with your 2021 Dues Notices. Even if your phone number hasn't changed in 20 years, please send an updated form.

NEW FOR 2022 – CINNAMON SPICE IT UP PROJECT: It's been a long few years and now is the time to come together! Let's SPICE IT UP and get to know each other with some fun and safe activities – some just for kids, some just for adults, some just for your friendly neighborhood doggies and some for everyone! We've planned monthly events to help spread cheer and give everyone a chance to build new friendships. A bonded neighborhood creates a safer (and more fun!) neighborhood. The saying "it takes a village" could not be truer and we have the most amazing residents to make that a reality! Every month, we'll send a calendar

with the next month's events (and post the calendar at the pool) so everyone can stay up to date on the latest. If anyone has any activity suggestions, please email them to cspoabkr@gmail.com and we'll take a look!

SECURITY COMMITTEE – We would like to remind you that most crimes in our area are crimes of opportunity. Please collect mail daily, lock your vehicles, remove garage door openers and valuables from your vehicle, always keep garage doors closed, and leave exterior lights on at night.

The committee is tracking all incidents in the CSPOA neighborhood; we ask that everyone report any incidents you experience or know about from the past 6 months, as well as any current issues to cspoasecteam@gmail.com.

HILL TENNIS COURTS - When locking the lock on the Hill's tennis court, it must be on the right code (0621), it must be held closed -- while the numbers are spun off code, then released. Some people are unable to relock it because they don't know that process. **ALSO, DO NOT GIVE THE CODE TO ANYONE WHO IS NOT CSPOA RESIDENT.**

ARCHITECTURAL COMMITTEE – Prior to modifying or constructing any structures on your property, you are to submit a form to each member of the Architectural Committee in your neighborhood. Per Article VII of the CSPOA Amended Declaration of Restrictions, Covenants, and Conditions, any exterior alterations to structures must be approved in advance by the committee. The form is the last page of this newsletter.

YARD WASTE – If you need yard waste pick up, here is a website about the fellow who's been hauling yard waste for the neighborhood – <http://cronpost.wix.com/yardwaste>. Take pride in your yard and house and let's keep our neighborhood looking nice.

TRASH CANS AND RECYCLING – When putting your trash and recycling cans out, please leave at least 2-3 feet between them. When they are too close together, it makes it difficult for the arms on the truck to grab the cans. **DO NOT PARK CARS ON THE STREET WHERE IT BECOMES DIFFICULT FOR THE TRASH TRUCK TO GET TO THE CANS.** Trash cans need to be put up after the trash is picked up; do not leave them out on the street. Please remember to recycle when you can. Aim for zero waste! When recycling boxes, please try to break them down before you place them in your bin. Email cspoabkpr@gmail.com with any questions

CSPOA FACEBOOK - Request to join Cinnamon Square Property Owner's Association Facebook page for information on happenings in the neighborhood

REMINDERS:

- Please add cspoabkpr@gmail.com to your address book along with cspoanews@gmail.com.
- Whether it is a question about dues, trash service, garage sale dates, architectural committee or any other question related to CSPOA, email cspoabkpr@gmail.com
- Garage doors should be down when not in use

CONNECT – NEXTDOOR: Just a reminder that the CSPOA Yahoo group has been discontinued in favor of the Cinnamon Plus Nextdoor group for Neighborhood Watch and safety concerns.

Please join the Cinnamon Plus Nextdoor website. It appears to be very well designed and can be an asset to our neighborhood. All of the neighborhoods around us already have their own Nextdoor groups. Please click here to get started: <https://nextdoor.com/invite/dsfajkammpeyjfvsbcvf>

Architectural Committee Submission Form

Homeowner Name: _____ Phone Number: _____
Address: _____ Email: _____

Cinnamon Square Architectural Committee:

Zach Smith – 1246 E Greentree, zsmith23@hotmail.com

Jeff Wisecup – 1236 S Greentree, jeffwi@swbell.net

Joe Yassa – 1226 S Greentree, mjwizy@aol.com

Cinnamon on the Hill Architectural Committee:

Jennifer Montgomery – 3839 E Linwood Ter, jpdavis07@yahoo.com

Kelly Burton – 3838 E Linwood Ter, kelly_burton@live.com

Tyler York – 1425 S Summer Pl, Tylery@staminaproducts.com

Instructions:

Prior to modifying or constructing any structures on your property, complete and submit a copy of this form to the appropriate emails listed above. Per Article VII of the CSPOA Amended Declaration of Restrictions, Covenants and Conditions, any exterior alterations to structures must be approved in advance by the Architectural Committee. See pages 21-22 of the Declaration for details.

Note: If you plan to change the exterior color of your home, the Architectural Committee may request that a 2' x 2' area of a wall be painted with the proposed color prior to final approval.

Modification Type (check all that apply):

- ☐ Paint Color
- ☐ Roofing
- ☐ Siding
- ☐ Exterior doors (entry or garage)
- ☐ Fencing
- ☐ Driveway or sidewalk
- ☐ Patio
- ☐ Building addition (e.g., porch, deck)
- ☐ Detached construction (e.g., gazebo, storage shed)
- ☐ Landscaping and/or drainage
- ☐ Exterior lighting
- ☐ Other

1. Will you be using a contractor and if so, are they licensed and insured?

2. Do you have proper city permits for your addition or modification?

Describe the scope of the work to be done. Include diagrams as needed for clarification:

(Please write on the back of this or attach a separate page.)

Rev. 062019