

Cheltenham's Annual Homeowners Association

Annual Meeting

Thursday, November 15, 2012

Sign-in 6:45 - Meeting at 7 pm.

St. Francis Church 6245Wilmington Pike in room # 2

Board Members present: Walter Baab, 1st vice-president; Cathy Frank, treasurer; Carrie Ellzey, secretary.

Meeting Call to Order: Walter called the meeting to order at 7:05pm. Corinne Smith, president, sends her regrets that she could not attend the meeting.

Secretary Report: At last year's annual meeting, the board and homeowners present reviewed ongoing zoning projects in the area, reviewed changes to how new families would be welcomed to the neighborhood, and discussed how damages from the hail storm were being taken care of, including volunteer efforts and repair costs. A large portion of our meeting was spent discussing recent break-ins in the neighborhood. Residents were advised to keep doors locked and outdoor lights on, arm security systems and report any suspicious activity, as well as, inform close neighbors when they would be out-of-town during the holidays. Landscaping issues were reviewed, specifically caring for diseased trees in our common areas. Lastly, flooding concerns on various residents' properties were brought to attention with the goal of meeting with city officials to discuss potential solutions. This year's drought made flooding a non-issue but discussions will be opened up again if the problem reoccurs.

Financial Report: Cathy reviewed the treasurer's report. Currently, our balances are as follows: Checking \$ 857.83, Savings \$ 28,647.43 - total money on hand \$29,505.26. Current income from annual dues is at \$44, 240.00 (\$280x158). She explained that while there are only 157 homeowners, one home is on a double lot. She also explained that Barleycorn's sells us the new homeowner gift cards at a discount (\$200 for \$180). Cathy continued to go through treasurer's report addressing various costs including how the irrigation system was upgraded at both entrances, the board had to hire someone to do weeding at the flower beds since we had no volunteers to help in the spring. She stated that \$8,080.87 was left from this year's income. However, since new dues will not be collected until March, these monies must cover any outstanding costs for the next few months which come to \$2185.00, leaving us with a balance of \$5895.87, barring any unforeseen costs. Walter motioned that the financial report be accepted. Several homeowners seconded. Motion carried.

Volunteer Hours: Walter gave the floor to Calvin Frank. Walter and Cal have taken a strong approach to do what they can to help throughout the neighborhood. They have cut trees down, trimmed limbs, removed brush and made many repairs (fences, street lamps, etc.). They have saved the HOA a considerable amount on landscaping. We have several trees that are too large for Cal and Walter to take of themselves this year.

New Neighbors: Carrie shared that she and Brandy Gorham have welcomed many new neighbors over the past year and received positive feedback regarding the Barleycorn gift certificates that are being given as a welcoming gift. Walter shared that a copy of the covenants is given to all real estate agents at closing and that is to be passed on to the new residents. In addition, the welcoming committee gives residents information on how to access our website

Website: A thank you was given to our new website coordinator, Zell Duvall. The website is www.cheltenham.cc. Zell has been doing a great job keeping the site updated. Please let the Zell know of there are any changes to you email addresses/phone numbers so that the website's directory stays current. Cal sends out emails occasionally but he makes sure to send blind copies so that the homeowners' email addresses are not being sent out to everyone unnecessarily. He is keeping emails to a minimum. If any residence has someone in their home that is willing to babysit, walk animal, help with yard work etc please let Zell Duvall know and she can add their names and contact information to the directory.

Nomination and Elections: Walter asked for nominations from the floor. All current board members were willing to continue to serve; however, the position of Second Vice President was open. Several homeowners questioned what the position entailed. Walter shared that you participate in

board meetings, assist in decision making, and fill in for the 1st VP. Board meetings are only held every 2-3 mos. Annie Stitgen volunteered. All in favor - unanimous.

Dues Increase: Cathy passed out a copy of the financial report. Walter reviewed the report discussing several additional expenses the HOA has incurred over the past year including tree removal, significant repairs to the sprinkler system and additional landscaping contracts. Walter shared that the board is taking into consideration a dues increase in anticipation of increased expenses. Tree removal alone was \$1700 this past year and it is expected that we will exceed that this year. Sprinkler system repairs/maintenance this year cost approx \$5000. The system is 25 years old. Walter conveyed that the board can decide upon a dues increase up to 5% without requiring a homeowner vote but he very much wanted to hear what the residents present felt about the subject and opened the floor for input. Walter reiterated that the HOA is trying to anticipate any expenses and avoid a special assessment, which would probably cost more than a dues increase. He also reassured homeowners that our HOA fees are relatively low compared to others in the area. Several homeowners present asked questions: Would the board get multiple bids for various work? Yes. Cal did add that it is often difficult to get companies to respond for requests for quotes but that every effort is made to get 2-3 bids. How we were able to replace the fences several years ago without raising dues but potential landscaping issues now warrant an increase? Walter shared that the previous fence replacement occurred over the span of several years, costing approx \$50,000. Walter said times were different and things were less expensive then. Also, Cal and Walter have kept our costs low by contributing so much of their time. How many outstanding dues? None. Walter ended the discussion by saying that the board will continue to discuss the pros and cons of a dues increase.

Cooperation of Centerville and Sugarcreek Township: Walter shared that we still have good relationship with both communities. Several Cheltenham homeowners recently went to a zoning meeting for O'Reilly's sign increase in Sugarcreek Township. Permission was denied. The township has turned down every request for sign increases. The board has spoken with The City of Centerville on occasion regarding water issues and street repairs. The city has been patching some streets. Mike Uddin shared that he has spoken with Public Works about areas on some of the cul-de-sacs or side streets that are crumbling badly but nobody was really able to give him any information on when those would be taken care of. Nobody knew when the city would be complete paving work on the rest of the streets.

Overview of the Year:

- Last year's break-ins (4) were all committed by the same person. The man was caught but not convicted by the grand jury. We have had recent car and garage break-ins in the neighborhood. Residents shared information about these incidents. Patrol cars have been driving through the neighborhood. Speed traps have been set up occasionally on Baldwin.
- The city would like leaves put on the tree line rather than in the street. Putting leaves in the street narrows the street and clogs sewer drains. The last "scheduled" leaf collection is Tuesday, November 20th but the city often does unscheduled collections through the end of the month.
- Several homeowners have started to replace their driveways but the majority of contractors doing repair work from last year's hail storm are no longer in the neighborhood.
- Walter shared that while a home on Leeds used to have shopping carts on their property and police were being called for parties, etc., those renters are gone and new residents are taking better care of the property. The board occasionally walks the neighborhood for upkeep (lamppost lights, landscaping, etc.). Walter reassured homeowners that the notices are not meant to be vindictive. The HOA is concerned with safety and neighborhood appearance. One resident shared that Corinne Smith went to the city regarding a resident whose grass had overgrown the sidewalk and was impeding the walkway. Since this was a safety issue, the city came and cut the grass back, sending the homeowners the bill.
- Walter brought up parking cars in the street. This poses several issues. If you park across from a neighbor's parkway, they have difficulty getting out of their driveway. Emergency vehicles and school buses also have difficulty getting by when cars are lining the streets. Please give Walter or Corinne a call if you see contractors blocking streets. Be considerate if you have to park on the street temporarily and always try to have a friendly discussion with your neighbors if you are having an issue. If you cannot resolve the problem, feel free to contact the board.

Open Forum:

- Walter reminded residents to please check the covenants if considering home improvements. The HOA does have an architectural committee that can help review and approve changes.
- Kelli Peters got a notice on her mailbox and informed the board that the notice, as written, does not list anyone to contact regarding questions. The board will revise the covenant notices to list a contact person.
- Mike Uddin asked if residents have ever discussed joining together when hiring contractors/landscapers, etc. Triverton Circle has discussed doing this and he felt it might be a good way for homeowners to get quality services. Other residents in attendance felt this was a great idea. Different parts of the neighborhood could group together when scheduling work to be done. This could maybe reduce costs if several neighbors joined together. There is a list of referrals for various contractors already on the website.
- David Bilbrey asked if there had been any complaints about the lights at Arby's being so bright. None noted. Anything happening at the old Planet Ford property? Another resident said that it is part of White's Corner and they are not planning to develop it at this point.
- Calvin Frank shared that St. Francis typically charges for room rental but they waived their fee for us (approx \$200).
- Mary-ann Delnicki shared that there have been some problems with people not picking up after their pets. A reminder to residents that you are responsible for cleaning up after your dogs. Cal commented that animal control has been called on dogs that are running loose from Walnut Creek.

- A reminder that many homeowners have little kids and to please make sure your sidewalks are shoveled this winter so that the kids can get safely to the bus stops. Walter said we would put a reminder in the newsletter.
- David Bilbrey commented that groups of kids were being dropped off in the neighborhood in the summer/fall and he was not sure what they were doing but they appeared to be going door to door, not really selling stuff. Walter reminded everyone to call the police if there is anyone suspicious in the neighborhood. Take note of license numbers. People are not allowed to solicit door to door unless registered with Centerville police.

Motion to adjourn at 8:10p.m.