Cheltenham HOA’s Annual 2011 Meeting Minutes

Date/Time: November 16, 2011 7:30 p.m.

Location: St. Francis of Assisi Church

Board Members Present: Calvin Frank, President; Jenie Curell, 2nd V.P.; Cathy Frank, Treasurer; Carrie Ellzey, Secretary.

Agenda Items

1. **Welcome**

* Calvin Frank called the meeting to order at 7:35, welcoming all the homeowners who joined us this evening.

1. **Introduction**

* Board and committee members introduced themselves followed by introductions of each homeowner.

1. **Zoning Projects**

* Bridge on 725 Road going west on Alex Bell will be closed in July/August ’12 as they repair the bridge on 725. Traffic will be rerouted up Clyo or Bigger Rd.
* Sugarcreek Township
  + Bank will be open in 2012 for public
  + Halls Jewelry moved to plaza by Cubs
  + New Chinese Restaurant opening Winter 2012
  + Kohl’s is updating store in 2012
  + Hollywood Video Store is still trying to lease/sell
  + Target increasing grocery portion by reallocating space for various departments. Not increasing sq footage.
  + No update on the potential development of the lot across from Target, off Feedwire.
* Centerville
  + Miami Valley South Expansion - adding rooms and cancer center

1. **Welcome Committee Update**

* Brandy Gorham shared that 2 of the 3 new families in the development have been greeted in recent weeks and presented with HOA information and gift cards to a local restaurant. Barleycorn’s has given the HOA a discount on the gift cards and donated coupons for a free dessert to all homeowners at tonight’s meeting.

1. **Treasurer Report**

* Cathy Frank presented the group with a detailed report. See attached.
* Jenie Curell thanked Calvin for saving the HOA a lot of money on labor after the hail storm by replacing and repairing the community’s lamp shades himself.
* Calvin reported that he switched insurance companies after realizing that our old policy did not provide sufficient property damage coverage. The new policy costs less and provides better coverage.

1. **2012 Assessment**

* Comparing last year’s expenses to this year’s, Calvin does not expect a big increase in the 2012 assessment. However, he is concerned that the common area fence posts may need to be replaced which could result in needing to raise the assessment some. He is trying to make sure that enough savings is kept available in the account that there will be no need for special assessments in the future should there be an emergency situation. The board will look at the assessment issue further at their regular meeting in January.

1. **Volunteer Projects**

* Volunteers have saved us a lot of money this year. Walter Baabs and Calvin have been heading up the volunteer efforts. There are many projects that need to be done including clearing brush and removing honeysuckle, flower planting and putting up/removing holiday decorations at the entrance ways. Calvin requested help on any of these projects but no volunteers came forward. He will follow-up with emails to the community.

1. **Robbery Update – Neighborhood Watch**

* Calvin provided an update. 2 homes in the neighborhood, both with secluded backsides (backed up to the pond or wooded areas) have been robbed during the evening hrs in recent weeks. Detectives believe that the same person may have committed both robberies and are looking for things that will sell easily and quickly.
* 3 reports of a strange vehicle cruising the neighborhood have been reported. There has also been doorbell ringing late at night but nobody present when the doors are answered.
* Calvin will look into having Neighborhood Watch signs installed at the entrances to our neighborhood.
* Residents are advised to keep their doors locked, outdoor lights on and arm their security systems, as well as, to report any suspicious activity to the local non-emergency police # 433-7611.
* If you plan to be out-of-town over the holidays, please inform your neighbors and make a plan to have someone either shovel or drive in and out of your driveway, etc. while you are gone.
* **Marcia Heben is our Neighborhood Watch Coordinator.** She is monitoring police activity on our streets and in the surrounding area. If you have questions, call her at 434-0238 or send an email to [Marcia.Heben@Cheltenham.cc](mailto:Marcia.Heben@Cheltenham.cc).

1. **Elections**

* Calvin opened nominations for board positions. Jenie Curell was nominated for President but declined.
* Corinne Smith, current 1st VP, was voted President by a unanimous show of hands.
* Walter Baabs volunteered to run for 1st VP and was also voted in by a unanimous show of hands.
* Remaining officers will continue on in their current positions.
* Jenie Curell thanked Calvin for stepping in as President when Leda Potente, former President, moved.

1. **Questions from the Floor/General Discussion**

* Bores have been discovered in Emerald Ash trees in surrounding neighborhoods, within a mile of our neighborhood. Residents were advised to treat any Ash trees on their property and discussion was held regarding whether or not to treat those in our common areas this Spring. Calvin will talk to the arborist.
* Claire Kerr voiced concern over increased run-off of water onto her property and inquired whether this was a problem for other neighbors. Several neighbors agreed that they have had similar concerns. Claire plans to contact the city engineer and will send an email to the neighborhood asking for information/support when she is ready to do this.
* Claire Kerr also raised the issue of traffic congestion at the intersection of Clyo/Wilmington Pike caused by both the bus stop near the BP gas station and also the traffic light. Several people were concerned about increased traffic with upcoming detours due to the bridge construction on 725. There is a question as to whose jurisdiction these issues belong to, Sugarcreek and/or Centerville.
* Residents questioned when further repaving would be done, specifically to Baldwin Drive. Tentatively scheduled for 2012.