

Locust Curve Homeowner's Association
Meeting Notes – May 21, 2008

This month's meeting was held in the home of Jerry (Trustee) and Sandie (Secretary) Maynard. Present, in addition to the Maynards, were John Cremer, President; Paul Mack, VP; and guests/homeowners Tom and Lisa Cahill, Kathy Falter, and Gary Noll.

The agenda for the evening:

Welcome

Introduction of Guests

Scope of Responsibility

Budget Review

Grounds and Maintenance

Hot Items

Other

John led the meeting. Following the introduction of guests he reviewed our main objectives and responsibilities as officers in the association. The three main objectives include: 1) Grounds and maintenance 2) Operating within our budget and 3) Communicating with homeowners and the property management company. He spoke of the need to maintain the neighborhood to keep property values up – which includes mowing the lawns of vacant homes.

Paul reported that 78% of all membership dues have been paid – with only 84 households not showing paid in full. Seven are on a payment plan. We have a total of \$25,700 in outstanding dues.

Lisa Cahill volunteered to serve as Treasurer for the Association. She has past experience as a treasurer at a school and is a 2nd grade teacher. The Cahills have lived in the neighborhood since September of 2007. Lisa will work with Kathy at PSAM to keep a check and balance on our treasury.

Paul told the group that new budget reports will be forthcoming from PSAM – it appears they have been sending the wrong reports. He will set up access for Lisa to view the reports online and John offered to work with her to understand them. He said that we are doing better financially this year than ever before.

John reported that the sprinkler system at the front gate is being renovated. Paul noticed a strip of grass off Houk Rd. which was not mowed and asked Brickman to mow it. Kroger trash blowing into our development is still a problem, even though we were told by a manager that they would send someone to clean it up.

Paul has obtained the house addresses of all vacant homes in the neighborhood and will ask Brickman to mow the lawns once he verifies the information.

Guest Kathy Falter spoke on organic lawn care. She and Paul will work together on ways to implement into our development and will report back at the July meeting. One

of Kathy's suggestions was to add more plantings and less grass. She will offer ideas for the front gate area and the empty lot at the corner of Tar Heel and Overtrick. Kathy was named chair of the Beautification Committee. Paul will post this on our website and ask for volunteers.

Paul volunteered to check on the status of the drainage cover at the pond – which is (or was) in need of repair.

Jerry reported checking into a water drainage issue at 212 Tar Heel Dr. It looks to be fine but he will ask a city engineer to check it, just to be safe.

The neighborhood garage sale will be held on June 20 (9:00 – 5:00) and June 21 (9:00 – 1:00). Residents who wish to participate should sign up via the website. Denise Cremer will post signs at the entrances, Jerry will buy balloons, Paul will post the ads, announce on the website and in the newsletter.

It was decided that the next newsletter should announce our new treasurer and also address the pet nuisance issue.

In new business... At least 3 birch trees have died in the area recently. Kathy said that the County Extension Office may identify what is killing them and recommend treatment.

Members of the Design Review Board (DRB) include Jerry, Paul and Gary Noll. They will meet to discuss specifications and exact procedures to be followed. They will let homeowners know that variances can and will be granted, if practical.

John will contact PSAM regarding inflatable swimming pools and how other associations are dealing with them.

Paul will post a notice on the website regarding interest in a block party.

The next meeting will again be held at the Maynards – on June 18th at 7:00 p.m.

The meeting was adjourned.

Respectfully submitted,
Sandie Maynard, Secretary