

# Locust Curve Home Owners Association

## 2011 Annual Meeting Notes

Attendees: John Cremer, Paul Mack, Eric Moody, Jerry Maynard, PJ Parsons; 25 homeowners; Chris Jones, Delaware City Council Member, David Dye, Omni/PSAM

Date: Wednesday, 27 April 2011, 7:30 PM

Location: Carlisle Elementary School Gym

### **Trustee Elections**

- Nominees: PJ Parsons, John Cremer, Paul Mack, Eric Moody
- Election Results: Paul Mack, John Cremer, Eric Moody
- Related Note: All current members of the board (John Cremer, PJ Parsons, Eric Moody, Paul Mack) have expressed interest in continuing to participate in the board's activities.

### **Annual Meeting Discussion Items**

1. Treasurer's Report: Paul Mack reviewed the summary of the financials
  - 23% of all LCHA residents (78 out of 343 homes) owe \$31,433.13 in past due association fees.
  - 16% (54 out of 343 homes) owe fees and penalties totaling \$16,000.
  - In short, if residents don't pay their dues (\$195, annually), they can pay over \$1,200 in fees, penalties and court costs.
  - Currently \$25,000 are in reserves; the goal is \$65,000 (one year's worth of expenses).
2. Lawn Care & Maintenance: Contract with Brickman was renewed, maintaining the 2010 contract costs. The board also established a set price for snow removal, but it has not been acted upon. If the need arises, the board can authorize Brickman to plow the streets of LCHA, with the approval of a minimum of two trustees.
3. Building Permit/LCHA Proposal Acceptance Process
  - City's approval & permit process is mainly geared toward evaluating on safety codes and other codes
  - LCHA's approval process is in addition to the City's process is mainly evaluating a proposal/plan, based on design and appearance aspects. LCHA's fee for plan approvals is \$25 (submit through Omni/PSAM).
  - Omni/PSAM also answered questions about the enforcement process for homeowners that do not go through the approval process. The process starts with the initial complaint and warning notice to the offending homeowner, all the way through the court procedures.

4. General Grounds Report - Jerry Maynard
  - Refer to Jerry's list. Combination of LCHA and City responsibility.
  - Questions about uneven sidewalk sections: If the uneven sidewalk section is within a resident's property lines, the resident is responsible to repair it. If the sidewalk is uneven within the common grounds, the association will take care of it. If it is within the City's portion of the ground, the City will repair it.
  - Questions/Comments about trees.
  - Houk Rd mowing status: Board will investigate with Brickman. This is related to a problem that was resolved with an updated mowing map. PJ will follow-up with Charlie Snyder (Brickman, Account Manager). Additionally, weed control was an issue. PJ will discuss this issue with Charlie Snyder, also.
  - Ash Tree replacement in the tree lawns: This was mentioned by a resident. The City Councilman will get an update on this issue (related to the City's 2011 Budget for tree replacement).
  - Flowers: Board hasn't reviewed this with Brickman yet. Volunteers?
  - Monument Lighting: bushes can obscure the light and block it from illuminating the monument.
  - Street Lighting: Flickering street lights? Direct the locations to the City and they will take care of it.
5. City Council Update, Chris Jones
  - 5.1. New Fire Station - Corner of Lexington Glen & W Central Ave
    - Still in the process of acquiring land for the project
    - LCHA residents will be allowed to provide input to the design of the fire station
  - 5.2. YMCA - The City is currently reviewing a proposal to outsource the parks & recreation planning function to the YMCA's management control. Wednesday, 11 May 2011 will be an information sharing meeting for the proposal at Mingo Park.
  - 5.3. Budget cuts totaling \$500,000 are needed for 2012. Currently seeking input from residents (cost saving ideas, etc.).
  - 5.4. Connecting sidewalks from the LCHA area to the YMCA - currently planned for a walk along Houk Rd.
    - No plans to connect sidewalks from LCHA along W Central Ave. This was noted as being another dangerous area

#### **Other Discussion**

- Collection of suggestion cards

#### **Next Meeting:**

Monthly Meeting - Wednesday, 25 May 2011