2022 Foxfire Annual Homeowners Association Meeting

January 8, 2022, 2-3:40 pm

Zoom call only

Agenda

**In attendance:** Fred Sigle, Al and Brenda Phillips, Jewell Webb, Lisa Herron, Vicky Harris, Linda Davis, Andrew and Amanda Sisson , Bunny Ross, Daphane Orr, Dominique Perry, John Lian, Michael and Elizabeth Sartain, Ola Akinbola

**Welcome:** Vicky opened up the meeting. Introduced Lisa Herron as being voted in as the new president of the HOA. She is in training to learn about our community. Reviewed zoom expectations.

**2021 Accomplishments:**

* **Addressing the maintenance of the community trees.** Green World treated the pines this year which included the 20-20-20 fertilizer deep root soil injection and systemic insecticide imidacloprid. Even with treatment we may lose some of the trees.
* **Lawn Care:** Katco applied 24-0-3 Plus 3-@ay Herbicide. The weeds are much less than a year ago. Curb Maintenance was started again. Katco Lawn cleaned up the overgrown weeds, pile of falling limbs from the trees on our property, and weeds growing below the area of cutting of the common area. Randy and a community member helped to clean up the west side of the North Pond.
* **Pond Treatment: South Pond**: weeds in the lake area. The banks surrounding the pond were treated for excessive weeds and vegetation that makes the pond appear unsightly. Randy with Katco Lawn is removing the dead weeds. **North Pond:** Katco Lawn cleaned up the overgrown weeds, pile of falling limbs from the trees on our property, and weeds growing below the area of cutting of the common area. Randy and a community member helped to clean up the west side of the North Pond.

**Financial statement from 2021:**



* Additional budget information provided by Vicky. 2021 had 2016.77 outstanding in dues from 3 homeowners. Dues for 2022 were paid by 12/31/2021 and we have $6383.50 still owning. Late fees not included in this information. We do not add late fees until the middle of January and it is not calculated into the budget. We have raised the late fee to $75 a month. HOA board will work with anyone having a financial need. Needing to build a discretionary fund.
* No cash payments or money orders. Explained the bank issues. Added cash app along with PayPal.
* Need to have a budget that has room for unforeseen expenses and project development.
* The alternative is hiring an HOA company to manage our development.
* Fines for repeated violations of the restrictions and covenants were discussed. Shared if someone is having financial difficulty with the HOA fees they can make payment arrangements before the due date. The board will work with anyone’s situation if they reach out. Shared that last year the government had programs available to homeowners to help them keep their homes.

**Projected Budget for 2022:**



**Changes to the HOA Restrictions and Covenants**: In January 2021 community members agreed to start a monetary fine for our repeat offenders of our restrictions and covenants: a verbal warning, a written warning, then $10 the third time, $25 the fourth time, and $50 the fifth time and $50 every time after that. This system will not work for our volunteers and we are implementing a system of no verbal or written warnings and a flat fee for certain violations.

Additional fees voted and approved by the board starting 1/1/2022:

* An above ground swimming pool $500 fine immediately and $100 a week it remains up. No verbal or written notice for this offense.
* Cooperate Rental Companies: Yearly fee $1000.00 in conjunction with the HOA yearly fee.
* Trailers: Any open or closed trailer parked in a driveway: fine $50 for the first offense. $100 for any additional offense. No verbal or written notice for this offense.
* Trash cans in view of public/neighbors or left on your driveway after Tuesday trash day: $25 fine for each offense. No verbal or written notices after 1/1/2022
* HOA dues late fees have been raised to $75 for a postmark after 12/31/2021 and then $75 a month late fee for every month late. No reminders or invoices will be sent.
* Maintenance of Lots: Weeds and unkept lawns: $100 fine in the spring, summer and fall.

**Committees Needing volunteers:** Building a strong community with communication, understanding, tolerance, safety, and support of one another*.* ***Please volunteer for one of these committees.***

Board: Consists of President, V-P, Secretary, Treasurer (Lisa, Pam, Vicky)

Community Annual Meeting: To meet somewhere for a pitch-in and then a meeting preferably on a Saturday where more can attend.

July 4 and Oct. 31 Community Party Committee:

Development and Improvement Committee: Vicky

Community Garage Sale Committee:

Architectural Committee: Bill Harvey

Neighborhood food pantry: Venai Vaughn

Basketball court committee: The courts are for our resident families.

**Concerns to be addressed**:

**Top 5 frequently violated restrictions and covenants**.

**#13 Garbage and Refuse Disposal**: No trash cans should be placed in public view except on trash pickup day (Tuesdays).

**9.1 (Covenants)** **Maintenance of Lots and Improvements**: Weeds and unkept lawns. It is the duty of the Owner of each lot to have their lot free of weeds and grass properly cut. **Discussed how Randy with KATCO is willing to help anyone that needs help with lawn mowing and applying weed control. Asked community members to let us know if someone needs help and we can ask Randy to take care of it.**

**9.1 (Covenants)** **Maintenance of Lots and Improvements** It is the duty of the Owner of each lot to keep their lot free of trash or construction debris and otherwise neat and attractive in appearance. Debris includes such things as broken chairs, equipment, or broken basketball goals.

**#10 Vehicle parking:** No trailers of any sort in public view. No vehicle shall be parked on any street in the community except on an infrequent basis. No more than two (2) otherwise permitted vehicles shall be kept or parked outside of the garage area of homes except on an occasional and infrequent basis.

**9.1 (Covenants)** **#11 Signs:** No yard signs of any kind shall be displayed to the public view on any Lot, except for the purpose of advertising a property for sale. Garden art is not in this category.

**Sickly pine trees at 2 entrances:** One large pine tree died and was removed by Randy with Katco Lawn. Discussions are ongoing about the replacement options.Another pine tree was removed after the last storm damaged it. Several of our pine trees have mites. Some are dying and others will need fertilizer, systemic insecticide and time. The Spruce trees are just not doing well. Some of the damage stems back to the drought of 2012 and other drought periods (like this September). Green World treated the pines this year which included the 20-20-20 fertilizer deep root soil injection and systemic insecticide imidacloprid. Even with treatment we may lose some of the trees. There is one tree north of the track area that has been struck by lightning and should be replaced. We have a number of trees that have been cut down and not replaced. We have 3 trees in the playground/common area needing to be replaced. We have 3 pine trees on the southside of the property (Troy Ave.) needing to be replaced. We are looking into a grant to have the trees replaced. It has been suggested that we replace the Bradford Pears with either Crimson or Silver Maple Trees and the pine trees with Blue Spruces or Fat Alberts

**Playground equipment:** Our playground equipment is becoming rusty, cracked in places, and needs our community’s attention. All the toddler equipment has been broken and not replaced. One of the benches has been broken, repaired, and needs replacing. We need to sand off the rust areas and repaint the 20-year-old equipment we have now. It would be beneficial to our community to purchase some outdoor age-appropriate toddler equipment as we only have 2 toddler swings. We are currently looking for grant money to update our playground area.

**Trailers:** There are ongoing complaints about people having trailers in their driveways or parked on the street.

**Basketball and playground area**: Trash being left from people having parties at their homes. Requesting homeowners to check these areas when your party/guest have gone. We do not have anyone paid to pick up the trash your guest have left behind.

**Basketball goal:** An attempt to lock the goal was made and the lock was vandalized (broken). The rim was removed due to the police refusing to come and take a vandalism report and to help us address the issue with the basketball goal being on private property and not for use for people outside the community. Discussed the incident that happened with 30 some youth from another community that came on the property. Vicky called the police to file trespassing and vandalizing complaint and the police would not come. Vicky and one of the community members removed the rim on the basketball goal. Vicky has the rim in her garage. We can consider putting it up once we are able to meet with the police to make sure we have the right kind of signs up so the police can write trespassing tickets. There was a discussion at one point about putting up camera in the common area.

**Parking Issues:** When a car has not moved in 72 hours it is considered abandoned. Anyone can call the Mayors Action Line, 317-327-4622 or email the information. The city should come tag the vehicle and give the owner a couple of days to remove the vehicle or it gets towed. We discourage parking in the street as the restriction/covenants/bylaws state you are to have 2 vehicles in your driveway, and you can get a ticket by the city for blocking the sidewalk. Unfortunately, the city ordinances take precedence.

**Other issues discussed:**

Al wanted to discuss the dues being changed to being paid by 12/31. Discussed it’s been 3 years and the budget year is from January-December and that is why the dues were moved to be in alignment with the budget. Mentioned how when the date was in February people still were not paying until July or August. Al is concerned about the extra stress on people during December with holidays and high utility bills. Al requested that we be sensitive to people that may not be able to pay or the late fees. Brenda mentioned the late fee was pretty steep. The HOA board agreed to discuss the topic at the next board meeting.

Andrew discussed concerns about not getting responses from email and wanting to know how get more responses from the board. Vicky shared they will work on improving the responses. Encouraged home owners to resend emails if they do not hear from us when 3-5 days.

Fred wanted to discuss the trash can issue and his thoughts about the subject. Discussion about how to resolve the trash can issue and the fines. Several offered alternative suggestions. Vicky mentioned that she was the one that decided not to fine anyone in 2021 for the trash cans as there was no staff person to manage the big task. At times there were up to 45 community members in violation. Ola brought up we should focus on “curb appeal” and someone else suggested maybe drop “not in public view”. Lisa offered to replant ornamental grass to hide the trash cans. Ola stated the concept is not new about having a trash can in front of the house. Can the trash cans be on the side or back of the house. Andrew mentioned changing the covenant to the side of the house or not in public view. Suggestion to remove “in public view” or state “not in front of the home”. Brenda wants it to be very specific about where to put it, does not want it to become an eyesore. Al, mentioned a lot of difference from the front and back side of the house. Someone stated she does not want to walk it back to by her back fence. Vicky mentioned her property backs up to 6 homes and their trash cans would be in public view for her. Vicky suggested we not implement the fines until we have this issue result. Fred states we must fine everyone that violates this covenant or no one. HOA board agreed to continue discussing how to resolve this issue at the next board meeting. Defined what after trash day means. Vicky stated if the trash can was still out on Wednesday she considered it a violation.

Al mentioned that when votes are taken he believes a non vote should be a no vote.

Jewell and Vicky requested help with replacing out mailboxes. Bunny Ross stated she knew someone that could help us.

Discussed the shed issues—Al shared his concerns about how to regulate them, how to draft a proposal, size, color, where it can be placed, etc. Al mentioned to check the Davis Homes at Raymond and Franklin Road sheds to see how horrible/eye sore they have become. Someone mentioned we do not know what CC and R are in those neighborhoods. The board probably needs to go in and update the fencing regulations. Lisa will add that to our next board meeting.

Briefly discussed the fence regulations and needing to look at revising the covenants/restrictions/bylaws to be more up to date to the fences that are now available.

Sidewalk issues: for the age of our community the city is to come out and fix our sidewalks. A call to the Mayor’s Action center to file a report is needed.

Holes in the payment on the roads: The city is to come out and repair the street when it gives away. This usually happens around the storm drains. Homeowners need to call the Mayor’s Action line to report.

Someone asked about fishing in the ponds. Confirmed no swimming, fishing, ice skating on the ponds as it is posted at both ponds. Any community member can ask someone to stop or leave the pond. It can be a liability issue if someone would get hurt.

Discussed if homeowners could rent out their home. Ola explained our attorney reviewed the restrictions/covenants/bylaws and stated this restriction is for Corporate Companies buying real estate for the sole purpose of renting out the hoes for business. So Corporate investors/companies cannot buy homes in our neighborhood. Individual who buy homes then decide to move, can rent their homes out. We are now in a position to change these restriction/covenant/bylaws if we need to. Al wanted to thank the board for stopping the last 2 sales to corporations for the purpose of rental properties.

Discussed how FoxFire home values have increased and that FoxFire Community has great community members.

**Next meeting:** To be determined closer to 2023.

**Motion to adjourn the meeting:** Vicky motion to adjourned, Lisa second, all were in favor.