



Stoney Glen South Association, Inc. Annual Meeting

February 24, 2009

Agenda

Start Time	Agenda Item
6:30pm	Introduction of Board & Committee Chairs
6:35pm	2008 Committee & Board highlights
7:15pm	New Board member nominations & election
7:30pm	Neighborhood Watch presentation
8:00pm	Election results
8:15pm	Q&A

Board & Committee Chairs

	Name	Function
Board of Directors	Barbara Bankowski	President
	Vacancy	Vice President
	Alan Cunningham	Treasurer
	Kathleen Alexander	Secretary
	Bob Roop	Reeds Landing
Committee Chairs	Joy Axe	Neighborhood Watch
	Judy Cunningham	Landscaping
	Harvey Kirk	ARB
	Wanda Kirk	Block Captains
	Vacancy	Maintenance
	Vacancy	Community Relations
Administrative Support	Kathy Epps	Administrative Clerk

2008 Committee Highlights: Architectural Review Board

- **Function:** Reviews requests for any modifications to home/property exteriors to ensure that proposed changes meet all rqmnts outlined in Assn Covenants & community stds
- **2008 Accomplishments:**
 - In 12/08, RL officially authorized Association to handle all additions to properties
- **2009 Plans:**
 - Establish a formalized review process
 - Review existing additions for compliance
 - Enforce other Covenant violations



2008 Committee Highlights: Maintenance



- **Function:** Maintains irrigation system, lighting & fencing, resolves general maintenance issues in common areas
- **2008 Accomplishments:**
 - **Lighting:** Repaired all street lights & entrance sign lights, installed 3 new street lights
 - **Playground:** Placed trash receptacle
 - **Streets:** Repaired potholes
 - **Irrigation:** Extensive repairs (e.g. repair of heads & zones, installation of add'l lines) to irrigation system along Branders Bridge Rd have been completed to ensure adequate coverage

2008 Committee Highlights: Maintenance



- **2009 Plans:**

- **Lighting:** Evaluate need for additional street lights in dimly lit areas
- **Playground:**
 - Upon resolution of zoning issues, playground improvements planned for 2009 include installation of seating areas, playground cleanup (3/14 with a rain date of 3/28) & drainage
 - Note: Playground improvements planned beyond 2009 include installation of an irrigation system, fencing improvements & landscape beautification
- **Streets:**
 - Paving of the ends of Tooley Dr & Glenmorgan Dr
 - Repair & beautification of street sign poles (3/28 with a rain date of 4/25)
- **Irrigation:** Continue to perform irrigation system maintenance in common areas as needed

2008 Committee Highlights: Landscaping

- **Function:** Manages lawn care of common areas to include mowing, weeding, trimming shrubs & plantings
- **2008 Accomplishments:**
 - Seasonal & permanent plantings near entrances
 - Playground clean-up day
 - Reduction in budget from \$18k to \$11k
 - Implemented Yard-of-the-Month program
- **2009 Plans:**
 - Additional plantings near entrances
 - Major lawn renovation at entrances and along Branders Bridge Rd (9/09)



2008 Committee Highlights: Community Relations

- Function: Organizes events to unite community
- 2008 Accomplishments:
 - Community yard sales (Spring & Fall)
 - Picnic at Pocahontas State Park
- 2009 Plans:
 - Community yard sales (Spring & Fall)
 - Welcome plan for new homeowners

2008 Committee Highlights: Block Captains

- **Function:** Act as liaisons between Board & homeowners, disseminating and/or collecting urgent information
- **2008 Accomplishments:**
 - Obtained 179 signatures for Neighborhood Watch petition
 - 28 out of 35 Block Captain positions filled
- **2009 Plans:**
 - Fill 7 remaining Block Captain positions

2008 Board Highlights: Miscellaneous

- Legal representation
- Playground
 - 02-07: RL advertised playground facilities to potential homebuyers
 - Temporary playground near front of development
 - 4/07: RL donated new equipment to SGS (~ \$35k)
 - Assumption was that playground was zoned properly
 - 6/08: Zoning violation letter received from County
 - Remove playground equipment or
 - Obtain a conditional use permit for a fee of \$2200+
 - 7/08: Extension letter rec'd, fee increased to \$5300+
 - 8/08: Survey sent to homeowners
 - 9/08: Board was proactive in meeting with Supervisor & Dir of County Planning to challenge fee increase
 - 1/09: Public hearing challenging increase in fee
 - 2/09: County reduced fee to \$1000 at request of SGS Board and others; conditional use permit in process

2008 Board Highlights: New Website Demo

<http://www.stoneyglensouth.org/>



2008 Board Highlights: Treasurer's Report

- **Cost Savings & Income Recovery**
 - Volunteers for maintenance & beautification
 - Aggressive collection of back assessments
- **Major Cost Items**
 - Landscaping
 - Administrative & clerical
 - Legal
- **Financial**
 - HOA contingency funds transferred to interest-earning account
 - Scheduling external financial review for summer of 2009 with local accounting firm

Budget Comparison Income 2008-2009

	2008 Initial Budget	2008 Actual	2009 Budget Estimate (Updated)
Income			
Annual Homeowner Assessments	27,800	26,400	41,700
Prior year collections	0	8,600	500
Collection Fees and Interest	0	1,012	2,100
Assessments for Builder Lots	0		5,350
Sales Packages 50 @ \$20 each	0		1,000
Total Income	27,800	36,012	50,650
Contingency fund from prior year	4,825	4,825	12,107
Total Income and Cash	\$32,625	\$40,837	\$62,757

Budget Comparison Expenses 2008-2009

	2008 Initial Budget	2008 Actual	2009 Budget Estimate (Updated)
Expense			
Total Accounting Expense	0	464	2,970
Total Administrative Expense	2,800	3,045	3,300
Advertising (Yard Sale, etc.)	0	372	400
Total Business Fees	0	25	1,025
Clerical	2,000	2,070	3,000
Web Site and Internet	50	290	340
Total Insurance Expense	1,450	2,836	2,661
Total Landscaping	12,500	14,209	27,500
Legal	1,000	4,014	4,000
Total Maintenance Expense	200	470	1,700
Misc. Committee	2,000	88	100
Utilities - Water and Electric	2,000	847	1,500
Allowance for Bad Debts	0	0	1,500
Total Expense	24,000	28,730	49,996
Contingency Fund	8,625	12,107	12,761
Total Expenses and Contingencies	\$32,625	\$40,837	\$62,757

New Board Member Nominations & Election

- **4 vacancies fulfilling 2-year terms**
- **Time commitment**
 - 2-hr monthly meeting
 - 2-3 hrs outside of monthly meeting
- **Nominations**
 - Existing nominees: K. Alexander, Y.C. Son & W. Kirk
 - New nominees
- **Election**



2008 Committee Highlights: Neighborhood Watch

- **Function:** Empower homeowners to recognize criminal & suspicious activity in community
- **History of crime in neighborhood:**
 - Shots fired on Tooley Dr
 - Storage shed burglary
 - Repeated occurrences of vandalism at playground
 - Harassment by neighborhood teenagers
- **2008 Accomplishments:**
 - Obtained enough signatures to establish Neighborhood Watch
- **2009 Plans:**
 - Presentation this evening by Officers Lamb & Miltenberger on Neighborhood Watch program



**Neighborhood Watch
Presentation by:
Officers Lamb & Miltenberger**



Election Results

- **Kathleen Alexander**
- **Wanda Kirk**
- **Tom Rylander**
- **Lynn Wilkins**

Q & A

