

# Stoney Glen South Association Board Annual Meeting Minutes

P.O. Box 2356  
Chester, VA 23831  
Web: [www.stoneyglensouth.org](http://www.stoneyglensouth.org)

**MEETING CALLED BY:** SGS Association Board President

**TYPE OF MEETING:** Annual Meeting

**DATE:** Tuesday, February 28, 2017

**TIME:** 6:00 PM

**LOCATION:** Carver Middle School  
Chester, VA 23831

**Board of Directors (BOD) and Associated Officers**

President, Wayne Wright

Vice President, Chair, Community Relation, Dennis Calloway

Recording Secretary, Edna Willis

Correspondence Secretary, Melissa Burgess

Treasurer, Michael Forinash

Chair, ARB; Director-at-Large, John Racer

Chair, Maintenance; Director-at-Large, Edward Burgos

Chair, Landscaping Committee, Vacant

Neighborhood Watch Committee, Ed Hooker

## **I. MEETING CALLED TO ORDER**

**Wayne Wright**

The 2017 Annual Homeowners Association (HOA) Meeting of the Stoney Glen South Association was called to order by the President at 6:03 PM. Michael Forinash, John Racer, Ed Burgos, Melissa Burgess, Edna Willis and Ed Hooker were in attendance. Dennis Calloway was not present.

## **II. INTRODUCTION**

**Wayne Wright**

The HOA president informed the audience that one vacant lot remains and two new home were built with in our subdivision. After a few welcome comments and a brief question and answer period, the annual presentation was given.

He covered the Agenda and asked each board member and the committee chairs to introduce themselves. Each committee chair informed the residents of their 2016 accomplishments and highlighted progress on planned projects for year 2017. He provided some administrative notes and presented Mrs. Dorothy Jaeckle, Bermuda District Supervisor and Mr. Gib Sloan, Planning Development as representatives from the Chesterfield County.

## **III. PUBLIC OUTREACH**

Mrs. Dorothy Jaeckle addressed the issues/projects that might impact our community. The meeting provided an opportunity for residents to preview information that will be incorporated into the proposed FY2018 budget plan and ask questions. A few of the topics discussed are listed below:

- a. Chesterfield County took advantage to the Federal government program to match up to 10 million dollars for community projects.
- b. Chesterfield Police and Fire Academy training are offered to residents of Chesterfield, this is a great opportunity to learn more about Chesterfield Police, Fire, and EMS.
- c. Chesterfield County is investing in our schools. Building a new school in Enon and refurbishing many more within Chesterfield County.
- d. Vision and goal of pedestrians is to connect neighborhoods as much as possible. Chesterfield County installed over 4 miles of sidewalks along Harrowgate Road. Also added sidewalks from Harrowgate Road to Curtis Road
- e. Replacement plan for water lines.
- f. Snow Removal – Process starts with I95, I85, Route 10, Centralia Road, then residential areas. Allowed 48 hours to make roads passable.

#### IV. COMMITTEE AND BOARD HIGHLIGHTS

The HOA president presented the Treasurer, Michael Forinash.

##### A. Treasurer's Report

Michael Forinash

The Treasurer went over the budget/actual financial comparisons and mentioned (1) Total annual assessments actually collected - \$61,500.00 vs budgeted \$61,950.00 (2) Total income actual - \$65,212.00 vs budgeted \$67,760.00, (3) Total Expenses actual - \$59,600.00 vs budgeted 67,760.00. Contractor that handles the financial is the \$1500 per month which equates to \$6,000.00 per year.

**Question:** Why is the ARB included in the Accounting line item?

**Response:** In addition to maintaining our financials, they go through the neighborhood assessing for violations.

**Question:** Is past due just for this year?

**Response:** Past due is for this year and all other years in arrears.

**Question:** What is done with the assessments collected?

**Response:** Collections are put back in the budget.

**Question:** Is there a line for write offs?

**Response:** Yes, small residual amounts, such as delinquent fees not paid with assessments, which totaled approximately \$300.00.

**Question:** What is the increase in landscape for 2016.

**Response:** Cost of \$280.00 to cut grass at Timsbury Pointe; contract was recently renewed and it is now included in the contract with a reduction in total contract cost.

**Question:** How come we were not provided any of this budget information?

**Response:** Budget information is included in the monthly meeting notes and placed on the website.

##### B. Landscaping

Vacant

The HOA president presented this discussion.

Committee chair is stepping down if anyone would like to volunteer for this committee. Planting of plants is now in contract. Only requirement is monitoring the "Yard of the month" and holiday decorations program.

Landscape contract:

**Question:** How long is the landscaping contract?

**Response:** We recently renewed it for one year.

**Question:** What is the process for year-end solicitation of this contract? Who negotiates the contract?

**Response:** We have not in recent years because Kenny Landscaping has done a good job for us at a reasonable price. Additionally, Kenny Landscaping takes care of our entire lawn care requirements. The board will continue to monitor and table discussions to ensure we are getting the best value.

**Question:** Will Kenny Landscaping take care of the soil erosion on Brander bridge road, next to fence at Timsbury Pointe?

**Response:** Not in current contract, sure they can accommodate for an additional cost. However, Chesterfield County is responsible for maintaining Branders Bridge road. We will contact Chesterfield County for a solution.

The HOA try to do our best to maintain and enhance property values.

**Question:** Is Timsbury part of Stoney Glen South?

**Response:** Yes it is. About a year ago we started working to get an irrigation system at Timsbury, we are still working that issue.

##### C. Community Relations

Dennis Calloway

The HOA president presented and discussed "Movie Night." In addition he talked about the yard sales and requested suggestions for other community events.

#### D. Architectural Review Board (ARB)

John Racer

Mr. John Racer presented an overview of ARB.

**Question:** Can the letter indicating a resident has a violation be changed to be less threatening?

**Response:** Letter not meant to be threatening, yes we will relook.

**Question:** Is there a picture of what things should look like that we could use as a guide?

**Response:** Not at present, but we will discuss at our next board meeting.

**Question:** Mailbox posts are hard to find. Can you put something out that indicates where we can purchase the mailbox post?

**Response:** Mailboxes can be purchased at Lowes or other local hardware stores; Mail box posts are hard to find but there are a couple places (1) Stoney Glen and Stone Glen West has a resident that makes them, there is a similar one on line. This information will be included in the next newsletter.

Discussed the list of violation and citations and enforcement procedures indicating a single incident for violation not corrected is \$50.00. Continuing violation fines are \$10.00 a day for 90 days

**Question:** Who came up with the 90-day suspense?

**Response:** It is State law and indicated in the covenant.

**Question:** Type of signs that are not allowed in our yards, does it include security signs?

**Response:** Technically, yes, but we don't really enforce that one sign.

**Question:** What is the dispute process?

**Response:** In the letter it will state a number to call that will be routed back to the John Racer and the board will discuss at the next meeting.

What type work needs to be approved by the board before work begins – simply, anything that changes the exterior appearance. Trees below 6" can be cut without approval; trees 6" and above need board approval.

Recently there is an influx of feral cats. We have residents that feed these cats that keep them in the neighborhood. One resident has trapped 18 cats and had them neutered. Residents in attendance agreed the association board should do something. These cats also damage property. Maybe something can be put on the website or a letter sent to residents.

**Response:** HOA will discuss during the next board meeting.

#### E. Maintenance

Edward Burgos

Mr. Edward Burgos presented an overview of maintenance projects.

During the last snow storm over 20 calls were placed to VDOT from residents in our neighborhood. It was suggested that while no one can stop residents from calling VDOT; VDOT call center was over burden due to high volume of phone calls. The maintenance chair will call, get a work order, and post on next door website.

**Question –** Who is responsible and how long does it take to remove snow?

**Response:** Snow removal; VDOT policy is to make our roads passable within 48 hours after the snow stop.

Potholes come with snow removal because the equipment will damage the roads.

**Question:** Can we look at getting the landscaping company to remove the snow?

**Response:** If the HOA take over the snow removal, we will inherit the cost, road maintenance and liability associated with snow removal. Chesterfield County is responsible for our road maintenance.

There are unsupervised children at the playground that deface the equipment and the area. All we ask is to be aware of where your children are and what they are doing.

**Question:** What happen to the gazebo project?

**Response:** There was \$25,000.00 budgeted for several years to build a gazebo. The process was started and we had to get adjacent neighbors/parties and neighborhood approval because of the location. The HOA voted to

discontinue the project.

**Question:** What about placing cameras at the playground.

**Response:** HOA will discuss during the next board meeting.

**F. Neighborhood Watch**

Edward Hooker

There are 32 block captains. Two slots are vacant if anyone would like to volunteer. Correspondence secretary will put in newsletter.

Crime sites and report are posted on website and next door.

National Night Out is the first Tuesday in August. A lot of work goes into this event, we would like to see more residents attend.

**Question:** How does neighborhood watch program work?

**Response:** They are extra eyes and ears for reporting crime and helping neighbors.

**Question:** Is there a committee?

**Response:** Yes; but no residents volunteered to participate during the last scheduled meeting.

**V. NEXT DOOR AND SGS WEB SITES**

Melissa Burgess

Melissa Burgess presented a broad overview on how to access information on the websites (SGS/Next Door).

**VI. NEW BOARD MEMBER NOMINATION, and ELECTIONS**

The Treasurer addressed residents in order to elect Members to the HOA's Board. There were two positions for nominations: President and Landscaping Committee, Chair. There were zero nominations, the incumbent Mr. Wayne Wright agreed to stay in the positions. The nominee was unanimously accepted.

**VII. ELECTION RESULTS**

Wayne Wright / Michael Forinash

Mr. Alan Cunningham motioned to accept the nominee for the board position. Michael Forinash seconded the motion: The nominee was unanimously accepted.

President, Mr. Wayne Wright

Landscaping Committee, Mr. Neil Baptiste (volunteered for this position after the meeting).

**VIII. DRAWING RESULTS**

Mrs. Nezette Howard won the \$150.00 drawing for reimbursement of assessment fees for 2017.

Mr. Alfonza Williams won the \$100 drawing.

**VIX. ADJOURN**

There being no further business, the meeting was adjourned at 8:01 PM.

Edna Willis  
Board Recording Secretary

February 28, 2017  
Date

Attachment: 2017 Annual Meeting power point presentation.