

Stoney Glen South Association Board Annual Meeting Minutes

P.O. Box 2356
Chester, VA 23831
Web: www.stoneyglensouth.org

MEETING CALLED BY: SGS Association Board President
TYPE OF MEETING: Annual Meeting
DATE: Tuesday, February 22, 2018
TIME: 6:00 PM
LOCATION: Carver Middle School
Chester, VA 23831

Board of Directors (BOD) and Associated Officers
President, John Racer, Interim
Vice President, Vacant
Treasurer, Michael Forinash
Recording Secretary, Edna Willis
Correspondence Secretary, Melissa Burgess
Chair, ARB; Director-at-Large, John Racer
Chair, Community Relations, Vacant
Chair, Maintenance; Director-at-Large, Edward Burgos
Chair, Landscaping Committee, Vacant
Neighborhood Watch Committee, Ed Hooker

I. MEETING CALLED TO ORDER

John Racer

The 2017 Annual Homeowners Association (HOA) Meeting of the Stoney Glen South Association was called to order by the President at 6:30 PM.

II. INTRODUCTION

John Racer

The HOA Interim president introduced himself and thanked everyone for coming. After a few welcome comments, he covered the Agenda and introduced each board member and committee chairs. He proceeded to introduce the guest speakers from Chesterfield County, Mrs. Dorothy Jaeckle, Bermuda District Board of Supervisor, Mr. Gib Sloan, Planning Commission Chairman, Chief Katz, Chesterfield County Police Chief, and Captain Fertig, Division Chief, which includes SGS.

III. PUBLIC OUTREACH

A. Bermuda District Board of Supervisor, Mrs. Dorothy Jaeckle

Mrs. Jaeckle began with stating how important it is to stay involved in your neighborhood. This is the best way to keep your property value up. She then went into county highlights:

1. Competitive pay for first responders
2. Bond referendum to replace Enon and Beulah elementary schools
3. Focused on transportation – extra fee for car registration. Have asked when this would be terminated; increased for a specific issue.
4. Putting in sidewalks through out the county, sections at a time
5. Bus routes not good for the area – looking at this
6. Restored Historic Courthouse
7. Citizens Government Academy/ Public safety academy – offers day classes
8. Financially Strong
9. Advertise and tax rate reduction – assessments go up, taxes go down
10. OPIOD Crisis in the county – looking at several solutions to mitigate

B. Police Chief, Katz

Chief Katz has been in this position since January 2018. He came to a Chesterfield from Fort Lauderdale, FL. Since his arrival, Chesterfield has had 220 overdoses which came in variety of situations. He also advised to have age appropriate conversations regarding people trafficking. If someone approaches, the best thing to do

is tell someone. He has met about 95% of his employees. He wants to be accessible to the county and provided his cell number – 804-629-6560. He is also on Facebook and twitter, Col Jeffery Katz @chesterfieldpolic.org and #colJKatz respectively. Chief Katz encourages residents to use the proper chain, but if that is not working feel free to contact him.

Question: How prepared is Chesterfield County for what happened in Florida recently? **Response:** Initial assessment work closely with the Sheriff's Office and Fire Department; continual training, could happen here.

C. Division Chief, Captain Fertig

He is the Division Chief for SGS area. First and foremost he wants to work with us. His office is across from Chic-Fila and all police officers report to him. He pulled some crime data pertinent to SGS: Service Call statistics - #1 service calls in SGS are alarms and #2 is domestic situations. Cpt Fertig wants suspicious situations to be a high number, means neighbors are paying attention. Crime data statistics - #1 is domestic assaults. No other crime indicator is over a 9 for 3 years. If you know of anything not showing up in the number, please advise Cpt Fertig.

Chesterfield County is getting on Next door. The assigned officer for our area is Officer Kerison. There will be a direct way to loop him into the conversation thread as necessary. Should be up and running in a couple months.

Question: With looping him in the next door, will that prompt an officer to come to the neighborhood?

Response: No

Every officer has been in every school in this geographical area. Don't want something to go down and the officers have not been in the school.

D. Chesterfield Planning Commission, Gib Sloan

He is the appointee to the Planning Commission for our area. He provided his phone number- 804-892-5633 and e-mail address- sloang@chesterfield.gov. Planning commission does not make any decisions. There is only one group that makes decisions and that is the Board of Supervisors.

Planning Commission balances state law to manage the process. They get in the weeds on every project in the county. The commission is not for or against a project. They simply roll up their sleeves and get in the weeds of every project in the county to obtain enough information to make a recommendation to the Board of Supervisors. Their recommendations are based on the good of the local area, county and developer.

Zoning Process: Developer has to make a case for the use of the land that is different from previously zoned. It then comes before the planning commission and the process of gathering information to make a recommendation to the Board of Supervisors begins.

Matoca Mega Site – 1899 acres – Status On Hold

Economic planning commission has put the brakes on the project and is not ready to move forward and present to the planning commission. Economic Development Authority (EDA) has not submitted any specifics to the planning commission. The EPA, when ready, will submit documentation with details to the Planning Commission who in turn will review and make a recommendation to the Board of Supervisors. This will not be any different than any other project.

The commission wants to hear from you. Economic Development Authority (EDA) will follow-up on its promise to provide responses to the citizens. Also, there will be additional community meetings. Planning Commission will have about 2 or 3 meetings and the commission representative will stay until all questions are answered. These public forums will be communicated to the citizens when they will occur.

Question: Between now and then is there a way to convey our thoughts to you. **Response:** Yes, e-mail Gib Sloan directly

Question: Why not just talk to citizens then have citizens vote on whether they want the project? **Response:** This project will have to follow the process.

Questions: Is the Mega Site and the East/West Corridor in the same project? **Response:** They are 2 separate projects. The road project was approved several years ago.

Question: If the EDA is on hold, what actually are they looking to be built on the site? **Response:** At this point not sure of what will be built, but the EDA has been completing its research and will likely move forward with the project for clean advance manufacturers such as automotive plant.

Questions: What would that do to home values? **Response:** Buffering will prevent you from seeing the plant. Association of Realtors has said buffering has not negatively affected home values.

Question: What about the railroads, no one wants to live by railroads. **Response by resident:** There is already a railroad nearby. I hear the trains every day.

Question: What are some of the factors that will render a no recommendation? **Response:** Traffic impact to include rail.

Question: Three factors were mentioned previously that the project should benefit citizens, county and developer, which is weighted more? **Response:** All weighted the same. **Question:** How is that fair to use if no weight is given to the elements? **Response:** Public opinion carries a lot of weight

Question: How will we be notified of the meetings? **Response:** Meetings will be advertised with proffers. Enough time will be given to digest the information before the meeting.

Question: Why are we letting the county do this? Why wasn't BART invited? **Response:** This is not a Mega site meeting. It is our annual home owner association.

Homeowner comments: If you bring in manufactures that cause health hazards, I am out.

Question: What is the positive affect on home values? **Response:** Buffers will protect you homes form seeing the manufacturing plant.

Question: Anything we can do to ensure this doesn't happen to include the roadwork? **Response:** Road work was passed in 1999.

Question: How do you get community feedback? **Response:** When planning meeting is held.

SGS Association Interim President stated the best way people can get answers to their concerns: (1) All are welcome to contact Gib Sloan directly. (2) Send the board your questions and we will get answers for you. We will have them come back when more details are available. Don't take our word, get on website and see for yourself

IV. COMMITTEE AND BOARD HIGHLIGHTS

Each Board member and committee chair informed the residents of their 2017 accomplishments and highlighted progress on planned projects for year 2018. 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 - \$61,790.00 vs budgeted \$61,800.00 (2) Total income actual - \$67,760.00 vs budgeted \$67,660.00, (3) Total Expenses actual - \$42,230.00 vs budgeted 64,760.00.

Question: What are the legal fees? **Response:** What was recouped to offset the legal fees.

Question: \$14,000 in delinquent fees, wondering if there is another way to get them to pay. **Response:** Past due is for this year and all other years in arrears.

Question: Cash Flow looks good. What is the go forward strategy, opportunities to upgrade the neighborhood as a whole? **Response:** Don't have a strategy, would love some help. A homeowner interjected that residents need to bring suggestions to the board. The board works for the community – to improve community. Residents have to become involved.

B. Community Relations

Vacant

This is vacant which leaves a gap on the board/committee. Any activities you would like please bring to the board.

C. Architectural Review Board (ARB)

John Racer

Mr. John Racer presented an overview of ARB. Hired some help to move through the neighborhood and identify violations. Common violations: Mail boxes

Question: Mailbox is not standard is there something on the website where to purchase? **Response:** Yes, you can find 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. Also you can ask the builder.

Question: Is this where the legal fees come in? **Response:** No, usually when a letter is sent the violation is cleared up. If the violation is not rectified, then lien is put on the homeowners house. This is when legal fees occur.

Question: Does anyone know a place to replace shutters? **Response:** Post on next door to see if you get a response.

D. Maintenance

Edward Burgos

Mr. Edward Burgos presented an overview of maintenance projects and congratulated everyone for coming out and asked that next time bring a neighbor, encourage your neighbors to attend.

Talked about issue presented at last year’s meeting - introduced an idea for a gazebo at the playground at the meeting last year and residents did not want it

2018 proposed ideas:

Replace equipment at the playground

Put up grills at playground

Snow Removal: Have to be patient and wait on VDOT. We are third in line for snow removal

Potholes: February 2 to April County will be working pothole repairs

Question – If you are going to put grills at playground, have you considered a table? **Response:** Yes if no gazebo, will include a table.

E. Neighborhood Watch

Edward Hooker

Pulled crime report and county newsletter and placed on next door

Volunteers needed for two block captains. During the election of new board and committee members, we will ask for volunteers for block captains.

Question: Do you have to live on that street to be a block captain? **Response:** No.

F. Landscaping

Vacant

This is vacant which leaves a gap on the board/committee.

V. NEXT DOOR AND SGS WEB SITES

Melissa Burgess

Melissa Burgess advised that the minutes should be on the website and link for 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 board members for positions and 3 committee positions for nominations:

VII. ELECTION RESULTS

John Racer / Michael Forinash

Received volunteers for block captains at Medinah Court and Beachmere
Received one volunteer for the board/committee.

Any other volunteers please come to the front after the meeting.

VIII. DRAWING RESULTS

William Conley, 4936 Tooley Drive, won the \$150.00 drawing for reimbursement of assessment fees for 2016.
Donald Booker by proxy won the \$100 drawing.

VIX. ADJOURN

There being no further business, the meeting was adjourned at 9:00 PM.

Edna Willis

Board Recording Secretary

February 22, 2018

Date

Attachment: 2018 Annual Meeting power point presentation.