

Flanders HOA Meeting – July 6, 2009

The meeting was held in the Carroll County Public Library on July 6, 2009. The meeting was called to order by Past President Paul Prozialeck. A quorum was present and a motion was made to accept the new board members. The motion passed unanimously.

The new board members for 2009-2010 are:

President: Robert “Bob” Law, 1675 Armistice Way

Vice President: Robert Blackford, 1689 Armistice Way

Vice President for Architectural Review: Cheryl Baummer, 1649 Armistice Way

Treasurer: Larry Ruby, 1673 Armistice Way

Secretary: Sandy McGregor, 1676 Armistice Way

Bob started off the meeting by thanking Paul and the past board for running the HOA for the past several years. They have done a good job.

A suggestion was made to have a Flanders HOA website where the covenants, meeting minutes, and other pertinent information could be posted (<http://www.flandershoa.us>) . The website could also be a great way to announce community events such as clean up days, community yard sales, block parties, crime issues, as well as to notify members of any pertinent issues. It was suggested that the website have an area for architectural issues and forms. All attendees at the meeting submitted their email addresses.

We are lucky to have a community member who is an attorney. His wife suggested that the HOA could contact him for community legal issues.

Discussions were held on the following community issues:

- The tot lot at the top of the community property has been removed due to deterioration and damage. At least 5 trips were made to the landfill to dispose of the waste.
- The lower tot lot has many issues – it is overgrown with weeds, it’s seldom used for purposes other than partying, and it’s quite scary. Discussions were held about tearing it down. Other discussions centered on how to get a truck down there to remove the debris.
- There was some discussion about what to replace the tot lots with. It was mentioned that the neighborhood needs something to draw in new home buyers.
- Trees on the upper community property are rotting and one is lying on its side. How about setting up a community clean up day? Ideas were tossed around about incentives to get people involved.
- The Carroll County landfills do not charge for yard waste which includes brush.
- We have some sidewalks that are being lifted by tree roots, making the sidewalk very dangerous to walk at night, when icy, etc. The question arose about who is responsible for repairing these sidewalks - the homeowner, the association or the county?

- The paths are starting to show wear and neglect from years of use. The stairs leading to the upper path (between 1680 and 1676 Armistice Way) are starting to fall apart and need repair.
- One resident stated that not all common areas are being mowed and maintained. It was suggested that we might want to talk to the current lawn service and re-walk the property lines.
- Another person is going to look into pricing for trash pickup. They were of the belief that if the entire neighborhood was using the same service we could get a better rate. As it stands now, there are three individual companies collecting trash on three different days.
- The question was asked how to get approval to make changes to property. There will be a place on the website to download the appropriate forms with name of the person to whom the completed form would be submitted. The chairperson of the Architectural Control Committee will get in touch with you.
- Personal property upkeep is an issue. According to the covenants the HOA has limited enforcement capability for things that have been erected without prior approval. Fines cannot be levied **but a mechanic's lien can be placed on the property**. In order to make any by-law changes, ie change so the HOA has some enforcement alternatives other than liens, 75% of the homeowners would have to agree to the change. Perhaps putting notices on the website would encourage homeowners to keep their property looking nice. For instance, the website might mention that the flowers at 1234 Armistice really dress up the neighborhood.
- Speeding cars and running stop signs is a major issue. There is a speed limit sign as you turn on Armistice Way. **IT IS 25 MPH!!** The police have been made aware of the speeding and running of stop signs, especially the stop sign at the corner of Argonne Dr and Armistice Way, many times. We encourage more people to call and complain. Speed bumps are not a viable solution as they cannot be put in since neither Armistice nor Argonne are through fares.
- One person suggested that dog waste was a problem. People aren't picking up after their dogs. Should we have a bag dispensing unit along the path? Discussions were held about removing the trash container that was by the upper playground since no one has responsibility of emptying it. Recently volunteers have emptied it but don't want to be assigned that duty.
- Security in the neighborhood was also discussed. Several cars have been broken into so don't leave valuables in your car overnight. GPS units appear to be prime targets. One vehicle was broken into at 8:15AM, so don't feel that your vehicles are safe just because it's daylight. There have also been issues with teenagers being menaces, such as throwing things at windows and doors late at night. One person suggested leaving a porch light on at night might be a deterrent. It was suggested that we invite the police to our next meeting and discuss security issues with them. We need to keep track of problems and illegal activity and notify the police. Can we get a neighborhood watch sign?

The meeting was adjourned at 8:45PM.

Sandra McGregor