

Stoneybrooke – Annual Homeowner’s Association Meeting  
April 16, 2019

I. Call to Order

There were 35 homes represented.

Darolyn Klein called the meeting to order at 5:30 p.m. and introduced Officers Tea from the Montgomery Police Department to speak to the residents regarding public safety. She stated that crime statistics for the neighborhood were low. Several residents advised that there had been several crimes of theft and unlawful entry into cars in the last year. They are concerned. Officer explained how crime is reported and gives tips on how to avoid being a victim.

**Danny Hidalgo:** Important for neighbors to take personal responsibility for their property; would like to see more security cameras on the main streets of the neighborhood and possibility of gates being closed at night.

Darolyn responded that the association was in the process of updating the cameras in the neighborhood to a web based system. There is no possibility of the gate being closed at night while the association is still funded by Lowder New Homes.

MPD Officer stated that HOA could request a quarterly report regarding crime in the area. MPD officer gave the residents a number for non-emergency calls (625-2651) and guaranteed extra patrols between the hours of midnight and 6 am.

Darolyn thanked the officers for their time.

Darolyn introduced Dawn Wagstaff (Lowder New Homes, Charles Saliba (HOA and Lowder New Homes) and Adrienne O’Leary (HOA).

Darolyn explained the history of the Homeowner’s Association and the purpose of it: help manage common areas, amenities, budget, billing, etc.

Darolyn noted that each person was given a copy of the 2018 minutes. Asked if anyone had any questions.

**Travis Hudson:** Curious as to when the re-paving would be done on Treviso Place. He thought it was to be done six months ago. Charles Saliba responded that it was slated to be done this summer when the new plat is being paved.

After no other questions, the minutes from last year were approved.

|

## II. Financial

Darolyn noted that everyone has a copy of the 2018 Year End Financials and the Budget for 2019 and asked for questions. None were asked. Budget approved.

Charles Saliba noted that last year the HOA had a positive cash flow. This year the projection is to have a \$25K surplus. On target to hand the HOA over to residents by 2023. Have 112 homes left to be built to get neighborhood to 90% capacity.

## III. General Discussion

1. **Mary Edwards:** Concerned about cars parking at the pavilion overnight; Darolyn advised to call the police if she sees a suspicious vehicle parked there; also advised that if anyone suspects an abandoned vehicle, please notify her so she can have it towed

Mary wanted to know about the possibility of having the gates to the neighborhood closed at night. Darolyn advised that it would be very expensive and not something that would be done while Lowder still funded the HOA. Could address once the HOA was handed over to the Homeowners. Explained that by securing the gate, the neighborhood basically would become private property, thereby making the residents responsible for all utilities (street lights), road maintenance, sewer, etc...

2. **Danny Hidalgo:** Would there be a possibility of hiring private security to patrol the neighborhood during the overnight hours? Darolyn explained that it would cost an average of \$50,000 per year. This was not something the Stoneybrooke HOA budget could fund.
3. **Leslie Clark:** Asked if when the neighborhood was at 90% built out capacity, would the gate start being operational. Darolyn responded that it would have to be after homeowner's took over the HOA. That it would be 4-5 years before the neighborhood was completely built out. Charles noted that electrical does exist for gate to be operational. It would just be a decision for residents to make once HOA was handed over to them.
4. **Bobbie Tourville:** She is worried about crime and was concerned about the number of homes being rented. Wanted to know if there was an ordinance as to how many homes could be rented. Charles responded that there was not. Homeowner would like to see more neighbors with camera linking to the MPD camera monitoring system (STARZ).
5. Darolyn spoke about ARC regulations. They are listed on the HOA website. She reminded residents that the Stoneybrooke Facebook page and Stoneybrooke Nextdoor app is not run by HOA and is not monitored by the HOA. Please e-mail Darolyn directly for anything HOA related. Reminded residents that the model home where Cyndi Watson works in not an HOA office. Cyndi is not handling HOA issues. Please e-mail Darolyn for HOA issues.

6. **Donnell Prater:** Could there be a fine implemented for cars being parked on the street? Darolyn responded that there could not be since the streets are public streets, however, if it becomes a consistent problem, please e-mail her the address and she can write a warning letter to the resident.
  
7. **Danny Hidalgo:** He wanted to know if anything would ever be built in the green space. Darolyn responded that it would not. The HOA maintains the green spaces.
  
8. **Christy Cronier:** Had a concern about children littering at the bus stop. Wanted to know if a trash can could be placed there. Darolyn responded that there was no way to maintain a trash can there unless a homeowner was willing to place it on their personal property and maintain it. The better solution may be for Darolyn to address in an email to residents or in the newsletter reminding residents to speak with their children regarding littering at the bus stop.
  
9. Resident at 745 Charlemont concerned about a large hole that gathers water behind her property. Charles will look into this and get with the homeowner after further research.

Darolyn adjourns the meeting at 6:45 pm.