

Stoneybrooke – Annual Homeowner’s Association Meeting  
Lakeview Baptist Church - Montgomery  
May 19, 2022

I. Call to Order

There were 53 attendees present via sign in sheets.

Sara Heatherly called the meeting to order at 5:30 p.m. Sara welcomed residents and introduced herself and Amanda Miller (HOA).

Sara brought the 2021 HOA meeting minutes to everyone’s attention. Residents received a copy in the handouts. Sara asked if there were any comments, changes, questions or corrections. Ms. Williams (600 Stoneybrooke Way) noted that her name was misspelled in those minutes. It should be Paulette rather than Collette. No other changes and the minutes passed for 2021.

II. Financial

Sara noted that everyone has a copy of the 2021 Year End Financials and the Budget for 2022 (actual and comparison) and opens the floor for questions.

1. **Jeromey Altum:** What is the \$60,000 net income?

Sara explained that line item refers to the amount of money the 2022 budget reflects as positive income. Notes that it is very positive that the HOA has cash flow at the end of the year.

Sara asked if there were any other questions, corrections or comments on the budget. There were none so the financials and budget were passed for 2021 and 2022.

III. General Discussion

Sara announced that there are currently 512 homes in Stoneybrooke. At completion of the neighborhood, there will be 619. She noted that Lowder New Homes expects Stoneybrooke to be completely built out within 2 years. Construction has started in Plat 14 (Lismore) and the land is being cleared on the last 2 plats (60 lots); Sara explained where the current plat and the last two plats are located. She said that no new exit is planned; the master plan was to only have one exit; mentioned that the multi-family units planned for the last phase had been changed to single family homes which would allow for less traffic congestion than the multi-family units would have. She explained that the neighborhood HOA ownership would start to transition from Lowder New Homes to the homeowners in the neighborhood very shortly; asked residents to be considering serving on the HOA; they would need at least 3 board members. At this time the meeting was turned over to Amanda Miller.

Amanda explained the purpose of the HOA; The purpose of the Association is to properly maintain the common areas in the community, manage insurance, contract services, utilities

and other needed materials and services. The HOA is a partnership between the builder and the homeowners. The Board, Lowder New Homes at this time, is obligated to make ethical and legal decisions that best serve the entire neighborhood. An HOA is only concerned with what effects the entire subdivision, which helps maintain your individual home property value and your quality of living in the community. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain a neighborhood.

Amanda then thanked Lakeview Baptist Church for the use of their space for this meeting. At this time Amanda opened the floor for general discussion.

1. **Abby Lamborne (540 Glenmede):** Is the model home being sold?

Sara explained that the old model is under contract slated to close at the end of April and that the area beside the old model home will eventually have a home built on it.

2. **Paulette Williams (600 Stoneybrooke Way):** Could the HOA install speed bumps on Stoneybrooke Way? She is also very concerned about the speeding in the neighborhood. What can be done?

Amanda Miller said that she had already priced speed bumps. Installing 3 speed bumps would cost \$7,000. In addition, the city of Montgomery would have to approve since they are city streets; could research the need further by placing speed counters along the main road in Stoneybrooke; she will investigate this further as she is already researching for another Lowder neighborhood.

Sara mentioned that there are also speed tables, which are slightly larger than speed bumps, and Amanda stated she would look into both options.

3. **Anthony Young (230 Stoneybrooke Way):** Concerned about speeding also and there is loose gravel in spots where the streets are damaged.

Amanda said that she would reach out to the city the following day regarding the street repair. The speeding is a police issue.

4. **Yolonda Christian (10401 Treviso):** She is concerned for the safety of residents crossing the street and wanted to know if a crosswalk with flashing lights was possible and also wants a dip in roadway repaired on Treviso.

Amanda will research the crosswalk/flashing light feasibility and cost. Sara explained the process of final re-surfacing of the street; that this dip in roadway would be repaired but not until the final re-surfacing was done but will happen; Plat 10, 11 and 12 are on her agenda for final re-surfacing in 2022

5. **Jeremy Altum (704 Charlemont):** Concerned about the landscaping in the common areas, specifically, grass growing in the gutter areas; also wanted to know when the pillars with lanterns would be refreshed/repared?

Sara explained that a new landscape company has been hired and issues like this are being addressed and remedied; we are working on new processes; should see major improvements in the next few months. Amanda said that the pillar refresh began 2-3 weeks ago; they are doing them in phases; playground stone walls are next on list

6. **Judy Woodall (1004 Russborough Trace):** Concerned about water pooling in the street by her home. Could this be fixed? Who decides the house numbers? There are numbers that are repeated on streets in the neighborhood that make it confusing for deliveries.

Sara will look into the water pooling issue and let her know if a repair is possible; City of Montgomery assigns house numbers; we cannot change street names or house numbers; the new plats will have no repeating numbers

7. **Jared Rehm (1033 Overture):** Will common area landscaping be cleaned up? There are too many weeds and it looks messy. General refresh to common areas needed.

Amanda explained that the new landscape company was in the process of refreshing mulch, weeding the front entrance and planting new spring flowers. She also noted that she was aware of the playground slide having a crack; it is scheduled to be repaired at a cost of \$1,300. She has posted warning signs to not use it until repair complete

8. **Gwendolyn Holmes (10309 Duncannon Trl):** Can someone help her get in touch with Doyle Bingham regarding replacing her mailbox? He won't return calls.

Sara will contact him and get him to get in touch with her.

9. **Faye Green (10353 Duncannon Trl):** Her mailbox is too narrow to put number on. Is there an alternative to the mailbox currently used?

Sara stated this is something that Doyle Bingham could assist with, by installing a slightly larger mailbox. When she gets in touch with Doyle regarding Ms. Holmes, she will mentioned this address as well.

10. **Irene Campbell (640 Lismore Place):** There is concrete in her sewer line and an engineer came out and told her that. Concerned with grass cutting behind her fence. She says her sewer smells consistently. There are bad smells on sanitation days.

Sara explained that Montgomery Water Works has come out to check her water and found nothing wrong; she asked if the homeowner would get her the contact info of the

engineer who found concrete in her sewer; she will find out if the grass behind her fence is Lowder property and let her know; regarding sanitation days, Sara suggested calling the City of Montgomery.

11. **Sharon Williams (753 Evanwood):** How often does the grass get cut? What is the procedure if someone violates an HOA regulation?

Sara said that bush hogging is done once per month, starting this month. Amanda stated that regarding the empty lot on Lismore, it should have been mowed that day, or will take place the following day. Sara explained that if HOA covenants are violated the homeowner is mailed a letter from the HOA citing violation and requesting they correct it. Sometimes multiple letters are mailed; sometimes Amanda contacts them face to face; she explained that when homeowner took over ownership of the HOA they can choose to impose fines, place liens on a home or use an attorney but Lowder does not do that.

Sara noted that she is aware that a big recurring violation is on the street parking over 24 hours and Amanda constantly works to keep that in check. Parking violations are different. If someone is actually breaking the law, the police department will be called and a citation given. Reminded homeowners that they themselves can call law enforcement for speeding cars and parking violations. The streets are public. There are no plans to install a gate, even one that stays open. That's something they could address when HOA is turned over, but Lowder will not be installing a gate.

12. **Sheila Bronson (749 Lismore):** Front entrance is weedy and looks like a jungle? Can it be cleaned up?

Sara/Amanda explained that with the new landscape company, the front entrance will improve. Weeds were supposed to be cleaned up that day; flower refresh should be done in the next few weeks after any threat of front passes.

13. **Mary Billups (10524 Duncannon Trl):** She has a neighbor that complains anytime a delivery truck of any kind parks on the street by her house to make a delivery. It causes problems between neighbors. Is there anything in HOA covenants that say that a truck cannot park to make a delivery?

Amanda answered that the temporary parking for a delivery is allowed and the homeowner could always have the neighbor call Amanda and she can explain to the neighbor that it is allowed.

14. **Annette Russell (639 Glenmede Lane):** Is Pike Road going to annex Stoneybrooke? Also, concerned about cars left parked at the pavilion area overnight?

Amanda said that there is no basis for an annexation to take place. It's not possible because the neighborhood would have to share a border with Pike Road and they do not. No one wants the Pike Road higher taxes; Amanda addresses the overnight parking and said that the cars have been moved for now but if neighbors see this again, they should call 311 and report it. Amanda has left notes on the cars. She asked that if

someone knows whose cars are left overnight, please let her know so she can reach out to them immediately.

15. **Annette Russell:** This homeowner wanted to inform everyone that the neighborhood does have its own Facebook page and encouraged all to join. She and Ed Bertarelli are the administrators of it. She asked that if someone knew of a person that had moved, please let her know so she can remove them from the page. She reminded her neighbors of the Food Truck this week which is Cousin's Main Lobster. The HOA Manager is not a part of this group, it is only to share neighborly and kind words, not to report anything to do with the HOA.
16. **Shane Kelley (431 Stoneybrooke Way):** He wanted to inform his neighbors that if a car has an expired tag, the city will tow the car. If someone parking on the street or in front of your home and its become a problem, check to see if their tag is expired. He also said that if someone steps more than 10 feet into your yard, that is trespassing and you could call the police.
17. **Emma Johnson (720 Charlemont):** There was a large truck that parked on Duncannon and it left a large oil stain on the road. Can this be removed?

Sara noted that Amanda has a powder that she can try and use to remove the oil stain.

18. **Kimberly Barnes (10612 Harcourt Trace):** She is having problems with a neighbor's dog.  
  
Amanda has reached out to the homeowner; she thought they had complied; if they have not, please let Amanda know and she will continue to contact the owner until they are in compliance.
19. **Hattie Frances (937 Russborough Trace):** What can be done about trash cans not being stored out of sight and neighbors not maintaining their lawns? Can an attorney send a letter to repeat offenders?

Amanda said she does drive around the neighborhood often to look for violations; she consistently sends letters to try to get people to comply; Sara noted that we cannot force people to have a lawn service to control weeds but we can hold them responsible for not maintaining their lawns. Amanda said that if you see someone's trash can being stored improperly or a lawn not being maintained, please let her know so she can contact them. Sara explained that the only time Lowder gets an attorney to send a letter is if a homeowner falls behind on their dues for over 18 months.

20. **Jeromey Altum:** Wanted to let his neighbors know that 8-10 law enforcement officers live in the neighborhood; he thinks seeing those police cars in the neighborhood are better than private security. It's a deterrent.

Sara said that police do patrol the neighborhood but if you see something unusual, do not hesitate to call the police. There was an uptick in theft in Nov/Dec of last year and there were items stolen from job sites, so Lowder did hire temporary security through

the Christmas season; reminded residents that there are COMTEX security cameras at the entrance.

21. **Annie Jackson (10508 Duncannon Trl):** Why does water flood at the pavilion? In the past, landscapers were picking up limbs and throwing them to the side of the trail, instead of taking them off site, can this be resolved?

Sara had leak detection check the area and they cannot find anything; she thinks it is just a natural drainage, but it is a low area which caused problems especially with the enormous amount of rain we've had lately; Sara will look into possibly installing a French drain that will carry the water into the pond. Amanda said she will discuss the limb issue with the new landscapers.

22. **Leslie Clark (242 Stoneybrooke Way):** Why is the grass so high in the large vacant lot near her home?

Sara said that has to be bush hogged and the person we hire to do this just cannot get his equipment in there right now with all the rain we've had. Sara will check where this stand on his schedule and also get someone out there to weed eat.

23. **James Campbell (640 Lismore Place):** Can anything be done about people who do not clean up after their pets in common areas or other's yards?

Amanda answered that she can address it with individuals, but you have to give her information about whom you saw doing this such as their name or address.

Sara reminded homeowners that she and Amanda are always available. Please reach out to them anytime with any issue, question or concern.

Sara adjourns the meeting at 6:35 pm.