

Stoneybrooke Annual HOA Meeting  
April 13, 2023

I. Call to Order

Amanda Miller opened the meeting at 5:30 p.m.  
There were 46 homes represented.

Amanda introduced Ed Grimes, the City Councilman who represents Stoneybrooke, as a guest speaker.

Ed Grimes – City Council member for 2 years; spoke on several subjects outlined below.

- MPD needs 500 officers; right now, they only employ 354.
- Car clubs in Montgomery have become a bad problem with upwards of 400 cars gathering in parking lots across the city; a MAPCO business owner has shut down his business on Fri. and Sat. nights because there is so much crime that results from these car club gatherings but don't have enough police presence to control it.
- He understands that everyone is frustrated about speeding in their neighborhood; as of now there are no service motorcycles in the MPD; only 3 people on the force trained to ride but 2 have transferred to the county so now only 1 left; we need a solution but we have 1 officer covering 6 different districts so there really is no ability to deter speeding; dangerously low police staffing so the city is asking for the county's help on Fri. and Sat. nights, but it is up to the Mayor's office to make that call.
- DOT is scheduled to meet regarding a re-design at the intersection of Atlanta Hwy. and Technacenter Drive; should help especially during rush hour.
- He is pushing hard for another exit at Mt. Meigs but could be 5-6 years down the road.
- There will be no fire station planned for this area; rather, the city is combining Cloverdale and Rosa Parks stations into 1 super station that will be located on Fairview.

At the time he opened the floor for questions:

(1) Speeding in the neighborhood is a problem; what can be done?

Mr. Grimes referenced a study being done in Arrowhead neighborhood where people sometimes speed up to 70 mph; they are installing a round-a-bout as a beta test; if it works, they could install them in other neighborhoods around the city; tickets do slow people down, but police don't have the manpower to monitor.

Sara noted that the master design of the neighborhood was designed to slow people down with curves, etc.

(2) What is the city doing to retain officers and incentivize them? Why are we losing officers?

Mr. Grimes explained that Mayor Reed manages the city, and he has instructed the city council members to stay out of all city business except budgeting, which is their main responsibility; the mayor's office is the office that should be questioned. Mr. Grimes explained that the city budgets \$100k for each officer considering their salary and benefits but they are still losing officers to the county. He noted that he feels that no one wants to be a police officer anymore because people do not respect the job anymore.

At this point, Amanda and Sara explained that we needed to wrap up and continue into our HOA Meeting. Mr. Grimes asked that people call him directly if they had any further questions for him.

- II. Sara Heatherly opened the HOA portion of the meeting by introducing herself as the Vice President of Development, Amanda Miller as the HOA manager and Dawn Starnes as a representative from Lowder New Homes. She asked that as the meeting proceeded, if you have a question or comment, to please state your name and address for the record.

Sara asked all to reference their handout Budget Comparison for 2022/2023 and opened the floor for questions:

- **Ed Poorbaugh (612 Stoneybrooke Way)**

Can you explain the increase in the landscaping budget line item?

Answer: Sara explained that the landscaping was not being maintained properly; they accepted bids and chose a new landscaper but that the company only lasted 6 months and was not doing a good job. They then hired Southeast Landscape Management who are doing a fantastic job; great improvement; very responsive but more expensive but she believes this is money well spent.

Several in attendance voiced their agreement that the landscaping has greatly improved.

- **Jeromey Altum (704 Charlemont Lane)**

Why is the budget not more detailed?

Answer: Sara explained that she minimized the detail for meeting purposes, but she has a detailed budget and would be happy to provide that to anyone that requests a copy. She will get Amanda to send the detailed copy to him.

Sara asked if there were any more questions. There were none. This budget passes.

- III. Sara Heatherly then moved on to discussing unpaid Homeowner's Association dues. She noted that as of December 2022 the amount of unpaid dues was \$42,317. As of March 2023, the amount had increased to \$60,221. She noted that homeowners are

given multiple opportunities to catch up on their unpaid HOA dues and she and Amanda have recognized that the previous process for collection was not working and have formulated a new process that will hopefully be more effective in collecting past due and unpaid HOA dues.

- IV. Sara then gave an update on the cameras in the neighborhood. She said that there are now four (4) upgraded cameras at the front entrance. They are also now internet based, which allows footage to be accessed from any remote location. This greatly increased security in the neighborhood but also came with an increase in price but she felt this was a worthy investment of HOA funds.
- V. Sara then discussed the developer's subsidy. This is the funding needed to run the HOA until there are enough funds in the HOA budget to be self-sufficient. The HOA is required to reimburse the developer for these upfront expenses. Stoneybrooke was started in 2001; was not self-sustaining until 2014. As of 2022, the SB HOA still owed the developer approximately \$200k but as of now it owes around \$146k. The goal of the HOA is to be debt free by the time the developer turns the HOA responsibility over to the homeowners.

At this time, Sara opened the floor to the homeowners for any questions or comments:

- **Tonia "T" Stevens (604 Evanwood Drive)**

Why are so many people allowed to have unpaid HOA dues and what is the process for collecting? Why aren't they being turned over to an attorney or liens being placed on their homes?

Answer: Sara explained that she and Amanda have a process in place and while the opinions of the homeowner do matter to them, they are trying not to get attorneys involved unless the situation is extreme because of the expense.

- **Andre Young (1044 Russborough Trace)**

Why are unpaid dues such a huge issue? Are there repeat offenders?

Answer: Amanda explained the process of sending a first letter after unpaid. The following up with a second letter certified after 30 days and then subsequent letters. It is eventually handed over to an attorney which becomes the homeowner's responsibility to pay but if they do not after a certain amount of time the HOA has to pay the attorney which can be a large bill.

Sara noted that there are less than 10 habitual, repeat offenders and there have been liens placed on properties. She said that they really try to work with people (payment plans, etc.); they prefer trying to find a plan to help people get caught up.

- **Irene Campbell (640 Lismore Place)**

Do you think some people being behind on their dues have anything to do with the multiple slab leaks?

Answer: Sara explained that the slab leaks were the result of defective manufactured BOW Pex pipe which was a nationwide problem but had nothing to do with Lowder New Homes or the HOA.

- **Sheila Heredia (10525 Duncannon Trail)**

I received a bill for \$140 for my HOA dues but the letter gave me no information on where to mail the payment. How do I pay the bill?

Answer: Amanda explained that Helen Hendon at the main office mails the dues notices but to please get with Amanda after the meeting and she can direct her on how to pay the bill.

- **Shannon Kelly (431 Stoneybrooke Way)**

For the people that aren't paying their dues, can you place a lien on their vehicle? If not, can you place a lien on their home? He thinks it's called a write of execution. He used to work in the court system and will check on it.

Answer: Sara answered no that she could not place a lien on someone's vehicle that she was aware of and will look into the write of execution.

- **Irene Peavy (1024 Russborough Trace)**

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What is the process for notifying people they are in default on their HOA dues?

Answer: Amanda explained that they are mailed a dues notice. If they have not paid their dues after one year, they are mailed a letter notifying them of their delinquency; if still not paid within 30 days of the first notice they are sent a certified letter notifying them of the delinquency; then 2 weeks later. Amanda always tries to contact them to set up a plan for payment.

- **Andre Young (1044 Russborough Trace)**

Does the nonpayment of HOA affect someone's credit? If not, can we start turning it in to a credit reporting agency?

Answer: Sara advised that she does not think this affects someone's credit. The current HOA will not report these non-payments to a credit reporting agency, however, when the HOA is turned over to the homeowners from the developer, they can vote to change any process, covenant, or restriction and this may be one they want to change. She is hoping to have a transition team in place within the next year so the transition will be a smooth one.

- **Name Unknown (Address Unknown)**

What is the percentage of renters vs homeowners in Stoneybrooke?

Answer: Sara said that she is unaware of the ratio but the owner of the home, not the renter, is responsible for paying the HOA dues; the covenants and restrictions set no limit on the number of rentals that are allowed; that is something else that the homeowner run HOA may want to change. Amanda also mentioned that a homeowner who has renters is supposed to inform the HOA but many times they do not, so she doesn't always know if a home is being rented.

- **Jeromey Altum (604 Charlemont Lane)**

How many homes are currently in the neighborhood and when will construction be complete?

Answer: Sara answered that there are 62 more homes to be constructed and then the neighborhood will be completed. There will be a total of 617 homes in Stoneybrooke. Construction started in 2001. There are currently 557 homes; projected to build 27 houses in 2023; all remaining construction is off Lismore Place.

VI. At this time, Sara Heatherly addressed that HOA dues would be increasing this year. They would increase by \$24 per year or \$2 per month. She hopes this will give the HOA the extra income it needs to repay the developer before the HOA is turned over to the homeowners and they transition with no debt and at least 1 year of operating expenses. The total will now be \$312 per year. After the HOA is turned over, the amount of dues will be up to the homeowners. The increase should be an addition to the HOA budget of \$14k per year. She noted that there has not been a dues increase since 2018.

- **Ed Bertarelli (429 Berlina Way)**

Could we utilize a small claims court to recoup unpaid HOA dues?

Answer: Amanda and Sara both answered that they had never considered that, but Amanda agreed to research this option further.

- **Tracey Roberts (917 Russborough Trace)**

There is only one access point to Stoneybrooke and then a construction entrance. Can that construction entrance be made into another access point to the neighborhood? Also, is there a possibility of having more than one HOA meeting per year?

Answer: Sara explained that the master plan of the community was always one way in and one way out. This adds to the safety and security of the neighborhood. The construction entrance will be closed off in the next few months. There is a new development going up adjacent to Stoneybrooke but they will in not have an access point to Stoneybrooke.

Sara noted that the covenants and restrictions only call for one meeting per year, but she would consider an extra one if needed.

A homeowner suggested that Mr. Robert join the Stoneybrooke Facebook page, which she is one of the two administrators of the page. She explained that they put all types of information on the page, and it truly helps the homeowners stay informed.

Amanda noted that Lowder New Homes nor the HOA were a part of the FB page, and they did not monitor it but that she keeps in constant contact with the administrators of the page to stay informed and aware of anything she needs to address.

- **Irene Campbell (640 Lismore Place)**

Is there a possibility of getting a shed constructed at the bus stop?

Answer: Sara answered that they could investigate it but as a rough estimate, it would probably cost the HOA between \$10-\$15k dollars.

- **(1024 Russborough Trace)**

Who has access to the cameras at the front entrance? Are they connected to StarWatch with MPD? Do we have tag numbers of all residents input into this system? If not, can we get tag numbers on all homeowner's vehicles and upload them to MPD, so we know when someone is here that doesn't belong here?

Answer: Amanda responded that she has 24-hour internet access to the cameras, as well as MPD. She can access them at anytime since we upgraded our system. She does not require homeowners to register their tags; she thinks the cost to partner with MPD to do this is a one-time fee, but she will check into that to verify; it may be a good investment and she will research it.

- **Yvette Walton (717 Charlemont Lane)**

Was there ever a soccer field of pool planned for the open field in the neighborhood?

Answer: Sara answered that there are no plans for the developer to add any amenities to this space although that might be something the homeowners want to consider when the HOA is turned over to them.

- **Silvana Cureton (749 Charlemont Lane)**

Parking on the street situation is so dangerous. Is there anything that can be done to alleviate that problem?

Answer: Amanda said that she is working on improving parking on the street and the dangers it creates; she can monitor during the day but there is no way to monitor after 5 pm; she could really use the homeowner's help with this. If you see a problem, please inform her so she can address it. Your name will not be used in any way and will be held in the strictest confidence. Please call her or

send her an email when you see a problem and she will mail a letter or contact the offender directly.

- **Unknown Homeowner (Evanwood)**

She is concerned about the neighborhood parking as well. There have been times when her driveway has been blocked.

Answer: Amanda said that she will put a particular focus on this in the next newsletter to remind neighbors to be courteous and to adhere to parking on the street regulations.

- **Janice Peterson (1146 Overture Drive)**

Aren't there different rules for parking in cul-de-sacs? What are they?

Answer: Amanda explained that there are stricter city rules for on the street parking in cul-de-sacs. You could call the MPD if blocking a fire hydrant or line of sight. They will give citations for that. Must call the police about that. All streets in the neighborhood are public streets.

- **Annie Ellison (10357 Duncannon Trail)**

Explained that in previous places where she's lived, parking wasn't allowed on the street, and she doesn't understand why it's allowed here.

Answer: Amanda answered that there are circumstances where she could have cars towed but it is very expensive, and the expense is charged to the HOA, so she is hesitant to use this option. When HOA is turned over the homeowners could possibly set up a committee that monitors and talks with residents about violations. Reminded residents that if there is a dangerous parking situation, they can always call the non-emergency MPD number, and they will assist. She also addressed the neighbors letting her know if there was an inoperable vehicle on someone's property or any vehicle with an expired tag.

- **Unknown Homeowner (Stoneybrooke Way)**

Is there any way to make the streetlights brighter? They are very dim.

Answer: Sara said that she will investigate the cost of changing the bulbs from regular bulbs to LED which would significantly increase the amount of light from the streetlights.

## VII. Amanda introduced Probate Judge Mr. JC Love for comments:

Mr. Love made the following comments:

- He likes to see a full room like we have tonight because he knows it's a group of people that care about their neighborhood.
- The goal of his office is to bring the office to you.
- If you don't already have it, please download the app called Montgomery County Probate Court; can do almost anything from your phone; you can see

wait times in each office; do a passport application; register your tag; election registration; pole worker applications; only probate in the state with this app

- Please sign up for their monthly newsletter; at this point he sent around a sign up sheet; next one goes out Tuesday
- Working to implement a program to prevent Real Estate property fraud; top concern for the FBI
- Jrs and Srs in high school and college aged children are eligible for county internship program; any county office @ \$10 per hour June through mid-July; deadline to apply is April 21<sup>st</sup>.
- There is a new program rolling out in local grocery stores; there will be kiosks for tag renewal and voter registration coming soon.
- STAR ID is not an option, it's a requirement; the deadline has been extended to May 3, 2025; if you don't have it by then you cannot fly domestically and will be denied access to gov't buildings and military bases; only issued by ALEA, not probate.
- Handicap placards must be obtained in person, working on making it an online service by July.
- The Revenue department handles property taxes, not probate.
- Wants you to only receive excellent customer service; if you receive anything less, he wants to know about it personally.
- His contact numbers: (office) 334-832-1309 (cell) 334-315-4210 and his email address is: [jclove.mc-ala.org](mailto:jclove.mc-ala.org)

Administrator of the FB page said that she will put his contact information on the Stoneybrooke FB page.

Amanda Miller thanked Mr. Love and asked that if anyone had any additional questions, please see her after the meeting. She adjourned the meeting at 7:15 pm.