

23 July 2005

Lakeside Development Homeowner's Association  
Board Meeting

Attendees:

Bill Dodson  
Ron Wible  
Frances Coddington  
Julie Driver  
Don Derbrow  
Barney Stine  
Tony Varda  
Pamela Santoro

The meeting came to order at 10:15 a.m., and the above-mentioned attendees were present. The first topic of discussion was old business. The minutes of the last meeting was reviewed

Old Business:

Tony referenced Woodridge and the cars. Bernie said he would get to them when he can. As of this morning, the cars are still there. The black Volkswagon has been moved.

On 100 Lakeridge, the white Ford station wagon is still there (no front plate). This was called in.

188 Lakewood, Mike Lee and Donnie got it mowed. Mike Lee is Tony's neighbor, and he mowed it as a favor to Tony. We put Donnie and Mike Lee together to deal with this in the future.

On 100 Somerset, the lady that had complained about not being able to mow the edge of her lawn has found someone to mow it.

Regarding Cascade, Tony called Bernie about 110 Cascade and it is worse. This guy had a 6-month reprieve. It is past the 6 months, and he's put more stuff out there. Bill said that we have written the landlord a letter, and Stivers has sent the owner a letter yesterday, to Mr. Holliday. The earthmoving equipment was moved this past Wednesday. He has moved some big vehicles around, but there are still more to be moved. Tony suggested we play this thing out – then we will know what to do when it happens again. Don said we need a “fine” structure to deal with future infractions of the bylaws, particularly if people do not abide with letters. Barney said that Holliday's tenant works for him. Regarding the fine structure, we need to make sure it's legal, so we have Mr. Stivers to help us.

At the bottom of Cascade Circle, there's a garden that Bill was referring to – we might have to ask him not to do it next year because he's planting on common ground. Don, Pam, and Barney all agreed that, unless someone complains, we should let him continue, but as soon as someone complains, we'll have to ask him to stop, for fairness purposes.

Julie asked about fireworks restrictions in Frederick County. Ron said it is not enforced. It was agreed that, until someone gets hurt or property gets destroyed, it is unlikely it will be enforced (being too close to homes).

The map was laid out on the table, and Bill asked Tony about areas on the map that have been mowed. The circled areas are common areas that need mowing. A discussion ensued about what did or did not have to be mowed. Bill pointed out the garden that was discussed earlier. Bill mentioned that the owner of 121 Cascade (duplex) is complaining about an area nearby that isn't getting mowed. We need to find out who owns it. Barney said we could get a tax map number online (we aren't sure of the website), or we could go to the Frederick County planning office with a mailing address, to find out who owns this property.

Frances and Julie said there are tenants that cannot get in touch with owners who own property dues, and they can't find the owners. Barney told her that the Frederick County Real Estate Tax office could help identify owners of properties. Julie asked if we should use Mark Stivers, or the properties' lawyer to address this. The property lawyer is Robert Jones. There are three people that need to have liens put on their properties for failure to pay fees. They are getting letters and disregarding them.

Regarding the disabled, untagged vehicles, all have been called in to the County. Tony said the first call was made in March, and nothing was done (on Woodridge). There's a red Dodge Neon on Woodridge that has been there for months, according to Bill (at least since March). There was a ticket on it from the Sheriff. 80% of the people that live there are renters. Barney asked if notice has been given to the homeowners. Barney suggested we ask Mark S. to draft a fine structure, or to come up with a boilerplate that we can vote on to include in the bylaws, and ask him how we, as an association, can deal with abandoned, inoperable cars or any other vehicles or equipment by moving it or having it moved at the owner's expense. Ron said this could kick in if we were to have a complaint about a vehicle.

Action: Bill asked Tony to get the addresses of where the vehicles and email the locations to him. Barney asked to be copied on the email.

Bill will talk to Mark about towing the vehicle. Julie suggested they put stickers on the cars with warnings of towing. There were violators who park in the yellow lines on Surrey Club Lane, and it worked when they used this strategy. Tony asked if we could go on a person's property to tag a vehicle with a warning. So, we should

## New Business:

Ron said he still needs to get a copy of the map to mark up locations for streetlights. Tony said that issue needs to be restarted. Bill said he would give Ron a copy. The next bi-annual membership meeting will be held sometime in October. October is good because it is before the winter and calm. The Saturday before Halloween was suggested. Since we are non-profit, we could probably get a bulk rate from the post office. We paid about \$800 for the last mass-mailing to Sareen Associates.

The contract with Sareen has ended last month. They did not approach us to renew the contract. The contract was to pay them \$525 per month. The company, Willison Property Management in Luray, offered us the service for \$125 less. Bill said he would get a hard copy from these people, then approach Sareen with the quote to see if they could do better.

Barney moved to renew the contract with Sareen for two years. Don seconded it. All were in favor of the motion.

Bill got a complaint stating there are several homes on Hackberry (the Rutherfords, for one) parking old cars in the backyard, and a home on Aspen that is using the backyard, behind pine trees, as a trash pile. She sent a copy of her homeowner's bill with a note scribbled on it, asking what her dues were paying for. Bill will look into this.

Regarding the streetlight issue, it will be tabled next month. A specific map needs to be laid out exactly where we want to put the lights. Bill has the list of people who we asked about putting up streetlights. Of the entire list of 35 people, there were only 2 people who said no. One of those people was against this at the last membership meeting. Tony proposed we type the list of addresses of the 35 people who own homes where the streetlights will be located, with a note on the bottom asking if there are any objections. If not objections are indicated, we will table it at the meeting. We can also include the total cost at the top. Regarding clearance with the power company, they can coordinate with the county about installing them. It was mentioned that we should distribute these to the entire membership and include a check box for approval/disapproval. All agreed that we could address all homeowners. The specific people that would have streetlights in front of their homes have already been notified, and of 35, only 2 disapproved.

Pam will draft the letter about the streetlights. The letter will have to be mailed out in September, and the meeting will be held on 22 October, the fourth Saturday of the month. The meeting will be held at Bowman Library at 10 a.m. till 12 p.m.

Don forwarded the motion to have the next bi-annual meeting at Bowman Library at 10 a.m. till 12 p.m and Julie seconded the motion. All were for this motion.

Don made the motion that the next board meeting will be held at Bowman Library at 10 a.m., and Tony seconded the motion.

Julie said there is a drainage problem at Appleton Downs, as well as a problem with potholes in the street that need to be patched on Surrey Club, specifically, at 362. Julie asked about whether or not the LDHOA could help out with this. They want financial help with this, since Appletown supposedly does not have enough money. She asked if they have to wait until their association is merged into ours. Julie said that 75 homes pay LDHOA, so we should be able to help out. Julie was thinking about getting someone to patch, perhaps the entity that paved a parking lot recently for LDHOA (the 65.7 feet that belonged to LDHOA). Eventually, the maintenance issues will be all LDHOA's responsibility. Bill reminded Julie that their association (Lakeview) collects money each month, but she said it is for lights, trash, etc. Julie is referring to the street problems, specifically. Also, they have already paid \$10,000 to fix the drainage problem, and it hasn't been fixed. The problem goes along the playground, and it was dug out with a 4-inch drain and stones installed. D&D (Don Franklin and his crew) did this, but it wasn't a professional job done. Whatever was proposed by other contractors could not be afforded by their association. Bill did not know if he could say yes right away to the drainage thing because it is an issue that should be taken up with the developer of the land. We could get free estimates to help, however. Frances said the drainage gets clogged up and needs tending. Julie said she needs to know what needs to be done to maintain this issue. Bill said he would call an excavation company for a free estimate, but if it is \$20,000 to fix, we can't afford it either. This area is located near the playground behind Surrey Club (372). The homeowners in the area are complaining because the parking spaces are full of standing, silt water. Tony suggested we ride by Julie's to see this area (362 Surrey Club).

Don moved that we adjourn the meeting and Pam seconded the motion.

The meeting adjourned at 11:45 p.m.

Addendum:

"Bill, Tony, Don, Ron, Julie, and Pam visited the area behind Surrey Club Lane where poor drainage was reported by Julie and Frances. In an attempt to help resolve the problem, Bill stated that he would contact Mr. Stivers about having a meeting on this issue. The purpose of the meeting will be to determine who would be responsible for correcting this problem. Attendees for the meeting will include only Bill, Tony, and Julie."