



Mill Creek South Homeowners Association
P.O. Box 1283 | Charlottesville, VA 22902 | www.millcreeksouth.org | board@millcreeksouth.org

Board Meeting Minutes

August 17, 2011 *Hosted by Dell and John Erwin*

Board Members Present: Dell Erwin, Mike Wheelwright, David Robinson

Neighbors Present: John Erwin, Natalie Somer, Dan Burke, Michael Goldman

Called to order 7:05pm. Minutes from July meeting were approved.

Treasurer's Report (submitted by Jim ahead of meeting)

\$1529 in expenses this month, \$35,053 in Reserve Fund. \$21,667 in Operating Fund. \$56,657 total.

Grounds

Pond: The standpipe in the pond is clogged, causing the pond to be at least two feet above normal level. Michael W. is soliciting quotes to have that cleaned out. This will be a significant expense, estimated in the \$10,000-12,000 range. See additional information on attached reports.

Playground: Michael G will set up the picnic table on a coming weekend. If you can spare a few minutes, contact Michael to help out at seceax@aol.com.

Mailboxes: Mailboxes are among the most prominent things that people see when entering Mill Creek South and affect our curb appeal as a neighborhood. The Board is discussing replacing mailboxes to protect the overall impression of the neighborhood. This will be a significant expense. We need to hear how each of you feels about this. Here are the facts:

- Wooden mailboxes need to be maintained to remain intact.
- Posts need to be maintained to remain vertical.
- Mailboxes and posts in our neighborhood range from well cared for to derelict.
- Replacing the existing mailboxes with plastic models removes most of the issue of maintenance.
- There are differing opinions on which aesthetic is best (wooden vs plastic type 1 vs plastic type 2).
- There are differing opinions on whether to replace all of them or exercise the right of the board to force compliance for all mailboxes.
- If we opt for replacements, we'll need to consider logistics such as how fast, which ones first, and who will do the work.
- The cost of materials and labor is estimated at \$120 per mailbox.

Please speak up at our next meeting or email board@millcreeksouth.org.

Architectural Review Committee

Entry Sign Landscaping: Several bids have been received. The ARC will review them to ensure they meet our specifications for longevity, size, variety, etc, and make a recommendation to the Board at the next meeting. See attached report.

Neighbor Feedback

Michael G pointed out the overgrown vegetation along several guardrails. The mowing crew will be directed to clean those up.

Next Meeting

September 21, 7pm at Michael Wheelwright's house, 453 Hidden Ridge Road.

Meeting Adjourned: 8:30pm

[Continued on page 2]

SPECIAL NOTES

Allison Scholl will host a fall curry potluck at her place Saturday, September 24. More details to follow.

With fall comes our **Fall Festival**. We need some help to make it happen this year. Please spend a few hours to make this happen. Contact the Board for more information.

Volunteer!! Your neighborhood needs you. Consider helping out for a few hours to help Mill Creek keep its glow.

- Update the website, 1-2 hours a month
- Trail maintenance, one 4-hour weekend
- Mailbox installation, 1 hour each (with a friend)
- Organize the Fall Festival, 4-6 hours leading up to late October

MILL CREEK SOUTH HOMEOWNERS ASSOCIATION

Architectural Review Committee Report – August 17, 2011

MEETING. We met on August 1 to discuss applications and landscaping around our sign.

ARC REQUIREMENTS REVISION. Are we ready to post these online? Any comments from homeowners? I made the change below based on Barbara's suggestion. Is this acceptable?

15. Mailboxes. Mailboxes and mailbox posts shall be of the design and color approved by the board of directors. Mailboxes and posts shall be painted Duron's Shore Beige, unless the box and post are of a design approved by the board that does not require painting. The approved vinyl unit costs around \$100.

The ARC supplies mailbox paint and primer free to homeowners. Contact dellerwin@gmail.com or 245.5891.

If you are interested in having your existing mailbox repaired or repainted by the Mill Creek South mailbox repair team, [click here](#).

APPLICATIONS. We had two new applications during July, which we approved—one for tree removal and one for deck staining. Steve Nelson remains in contact with Mr. Brown regarding the new house he is building on Copper Hill.

LANDSCAPING AROUND SIGN. I met with two landscaping companies: Ivy Corner Nursery and Bella Terra, who agreed to send us a design and estimate at no cost. Now we have four designs and estimates. The ARC recommends that landscaping meet these minimum requirements. All plants should be:

1. Evergreen or with year-round interest (i.e. ornamental grasses)
2. Deer resistant
3. Low maintenance
4. Drought resistant
5. Without interference in relation to the sign or stonework (column) view
6. Such that grow in proportion to the sign and stonework (not too fast growing or too large in width or height)
7. Considered "bullet-proof" for our area
8. Compatible with a full-sun environment
9. Under 6 inches for ground cover plants immediately in front of the sign
10. Interesting and varied—perhaps including some variegated plants or those with color like Firepower Nandina,

We also recommend:

- Removing the hollies and Alberta Spruce immediately next to the stone columns
- Replacing the tree that was behind and south of sign
- Contracting with a firm for watering and continued maintenance (e.g.; fertilizing, mulching, trimming, etc.)

Respectfully submitted,

Dell Erwin, Chair, ARC

July - August 2011

Grounds Report

1. Trees at 335 Copper Hill and 1657 Shady Grove Ct
Turned out to be 3 tall and difficult but removed.
2. Contact with president Mill Creek Home Owners Assn
common maintenance experiences After
meeting with Neil Grady MCHOA President and
Barbara Henry no tangible reason to believe that
there is a convenient way of getting the county to
take over maintenance of retention pond
However the meeting was productive on other
mutual HOA concerns.
3. Déjà vu (all over again) on the retention pond issue
5 Request for Proposals out to local contractors
who have retention pond experience for cleaning
and maintenance services.
4. Design for Debris Cage for the stand pipe
produced to obtain bids for future use to
substantially reduce debris fouling the
stand pipe after initial cleaning.
Reduced water level will alleviate the stress
on the trees and shrubs that have been under
water the better part of the summer.
5. Windshield inspection of MCS mailboxes shows
205 boxes -- 40 plastic (of two types) -- 167 wood of
those wood boxes ONLY 11 need painting I needs
replacement
6. Trash receptacles at entrances to our play park
include 2 - 32 gal galvanized trash cans--2 - Iron Posts
2 - eyes welded to iron posts--2 - lengths of chain --1 - bag
plastic liners 2 - bags ez-crete Agreement with Dixon for bi-monthly
pick up in the works. My estimate material only \$590.
Not installed.

I Creek South Home Owners Associati
Balance Sheet
As of August 16, 2011

	Total
ASSETS	
Current Assets	
Bank Accounts	
BB&T Basic Business Checking	21,667.99
Reserve Fund	35,053.20
Total Bank Accounts	\$ 56,721.19
Accounts Receivable	
Accounts Receivable	-64.04
Total Accounts Receivable	-64.04
Total Current Assets	\$ 56,657.15
TOTAL ASSETS	\$ 56,657.15
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	33,030.84
Retained Earnings	13,421.95
Net Income	10,204.36
Total Equity	\$ 56,657.15
TOTAL LIABILITIES AND EQUITY	\$ 56,657.15

Tuesday, Aug 16, 2011 12:32:39 AM PDT GMT-7 - Cash Basis

I Creek South Home Owners Associati
Profit & Loss
July 2011

	<u>Total</u>
Income	
Total Income	
Gross Profit	\$ 0.00
Expenses	
Commons Maint.	
Maintenance	873.45
Mowing	600.00
Total Commons Maint.	\$ 1,473.45
Office Expense	55.74
Total Expenses	<u>\$ 1,529.19</u>
Net Operating Income	-\$ 1,529.19
Other Income	
Interest Income	10.42
Total Other Income	<u>\$ 10.42</u>
Net Other Income	<u>\$ 10.42</u>
Net Income	-\$ 1,518.77

Tuesday, Aug 16, 2011 12:32:39 AM PDT GMT-7 - Cash Basis