



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

Board Meeting Minutes and Notice of 2017 Dues
 November 16, 2016

Call to Order:

The meeting was called to order by David Robinson, President, at the Monticello Fire & Rescue Station at 7:05 PM.

Present:

David Robinson, Rhoda Miller, Teresa Olsen, Steve Olsen, Dave Brower, Cathy Brower, Judy Penniman, Jane Kamide, Michael Wheelwright, Mary Alice Bond, and Carmen Trimble

HOA Dues Increase:

To meet rising costs, dues will increase for 2017. Dues for improved lots will be \$102.85; dues for unimproved lots will be \$25.72. Dues invoices will be mailed out on January 2nd. Payment will be due February 15, 2017.

Financial:

- As of November 16th, the operational checking account balance was \$2,884.55; the reserve balance was \$30,356.11.
- Four properties have outstanding balances. A court date in December has been set to obtain Warrants-in-Debt against the homeowners with outstanding dues. As a cost saving measure, the Board decided to discontinue receiving check images with the bank statements. Digital copies will be downloaded as needed. Monthly banking costs were further reduced by eliminating unused online banking features. These features can be reactivated if needed in the future.

2017 Budget:

The board reviewed 2016 expenditures and projected needs for 2017. The following budget was adopted for 2017:

Income	Amount
2016 Carryover	\$0
2017 Dues	\$21,445
Homeowner Packets	\$330
Total Operating Funds	\$21,775
Reserve Funds	\$30,354
Total HOA Funds	\$52,129

Expense	Amount
Capital Improvements	\$0
Maintenance	\$3,400
Mowing	\$3,800
Pond and Stream Valleys	\$100
Tree Removal	\$500
Dog Stations	\$1,270
Insurance	\$1,650
Utilities	\$300
Office Expense	\$1,500
Professional & Legal	\$8,850
Licenses/fees	\$125
Meetings/Socials/Events	\$250
Total Expense	\$21,745

Homeowner Contact Information:

To ensure that our records are up to date, please send your preferred email address(es), mailing address, and phone number(s) to office@millcreeksouth.org. The Board would like to transition away from sending out paper notices and copies of the minutes to providing them in electronic format by email. This will be more efficient and reduce costs. We recognize that not everyone uses email, so please call the Office Manager at 295-0582 to update your information or to let us know if you prefer to continue receiving notices in paper format.

Grounds Report:

- The annual inspection of the dam, spillway, and retention basin revealed no issues. The stand pipe will need to be cleared of debris soon.

- The rhododendrons at the entrance sign have died and need to be replaced. The Board will ensure that the contract with the landscaper includes ongoing watering of the plantings. Under consideration is the addition of colorful plants around the sign and seasonal plants in urns on the pilasters.
- Leaves and pine needles are covering the walkway along the upper part of Stoney Creek Drive and making it slippery. David Robinson volunteered to use his leaf blower to clear the debris.
- Teresa Olsen volunteered to compile a list of neighbors offering snow removal services this winter. Please contact Teresa at ARC@millcreeksouth.org if you are interested in being included on the list.
- Owing to a current lack of funding, the Board tabled additional discussion of a proposal to construct a new walking path on common ground along the southern side of Stoney Creek Dr.

Architectural Review Committee Report:

- A tree removal at 460 Hidden Ridge Rd. was approved.
- Sunroom addition at 432 Hidden Ridge Rd. was approved.
- An inquiry was made regarding installing a lighted flagpole on Hidden Ridge Rd.; a proposal will be forthcoming.

Homeowner Disclosure Packets:

Whenever a home in Mill Creek South is sold, State law dictates that a Homeowner Disclosure Packet must be provided to the prospective new owner. The packet contains information pertaining to the Mill Creek South Homeowners Association, including the articles of incorporation, bylaws, Declaration of Covenants, dues, architectural guidelines, financial information, and meeting minutes. Prospective purchasers should review the packet before signing a contract, as the Covenants become binding upon purchase.

Effective immediately, there will be a \$55.00 fee for each packet requested. Although most of the disclosure documents currently are available for download on the Mill Creek South website, it has come to the Board's attention that not all new owners are receiving the complete packet as required by law. By having the Office Manager prepare a packet specifically for each new purchaser, we can help ensure that the packet is complete and contains the most up-to-date information available. This also will help the Board track property transfers within the neighborhood so we can maintain accurate owner and contact information in our records.

If you purchased your home in Mill Creek South within the past year and did not receive a Homeowner Disclosure Packet, or if you believe the one you received may be incomplete, please contact the office at office@millcreeksouth.org. An electronic copy will be provided to you at no cost.

Barking Dogs:

Excessive dog barking has been reported in some areas of the neighborhood, especially on Shady Grove Ct. As noted in the Albemarle County Pet Awareness brochure: "Albemarle County has an ordinance that makes it unlawful for an owner or custodian of an animal to harbor or keep an animal which frequently or for a continued duration howls, barks or makes other excessive, continuous or untimely sound which are audible on the property of a complainant in the county for thirty consecutive minutes."

(https://www.albemarle.org/upload/images/forms_center/departments/Police/forms/Animal%20Control%20brochure%20PDF2.pdf)

If you experience a problem with a barking dog, please talk to your neighbor about it first. Folks often do not realize their pet is disturbing others. For additional help, please see the Albemarle County Barking dog brochure

(http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2009Files/20090603/AnimalNoiseAttachment.pdf).

Adjournment:

The meeting was adjourned at 9:10 PM.

Next Meeting:

Board meeting: January 18, 2017, 7:00 PM, Monticello Fire & Rescue

Winter Weather Reminders:

- Removing leaves and other debris from walkways and driveways will improve traction and make them safer, especially during sloppy weather.
- Remember to park all vehicles and equipment as far off the road as possible when snow or ice is forecast. Road crews can more effectively and safely remove snow and ice from roadways if vehicles are out of the way.
- Please check on your neighbors during power outages and winter weather events.