



Mill Creek South Homeowners Association  
P.O. Box 1283 | Charlottesville, VA 22902 | [www.millcreeksouth.org](http://www.millcreeksouth.org) | [board@millcreeksouth.org](mailto:board@millcreeksouth.org)

## **Board Meeting Minutes**

March 14, 2017

### **Call to Order:**

The meeting was called to order by David Robinson, President, at 7:00 PM at the Wegmans Cafe.

### **Present:**

David Robinson, Dave Brower, Adele Wood, Judy Penniman, Teresa Olson, Nelson Ruiz, and Carmen Trimble

### **Financial:**

- As of March 14th, the operational checking account balance was \$17,339.36; the reserve balance was \$30,360.10.
- Seventeen properties have unpaid 2017 HOA dues. Collection fees are outstanding for two properties.

### **Grounds Report:**

The Board approved the removal of two trees from common ground: one leaning toward the fence and yard of 1450 Stoney Creek Dr., and one leaning toward the house at 290 Homestead Ln. Sonny's Tree Service will do the removals. Mowing of the common areas will begin in April.

### **Architectural Review Committee Report:**

- A fence proposal at 1702 Bent Tree Ct. was approved.
- In response to a question about gutter color, it was noted that gutters should be a color that blends in with the trim or roofing.
- The office has received several requests for general contractor recommendations. Several folks in attendance will forward their recommendations to the office manager.

### **Party in the Park and Annual Meeting:**

The 2017 Mill Creek South Party in the Park and Annual Meeting will be Saturday, May 6<sup>th</sup>, in the park/playground, beginning at 4:00 PM. All homeowners and residents of Mill Creek South are invited to join in great food and fellowship as we review the business of the HOA. This will be a potluck event, so every family should bring their favorite dish to share.

### **Contact List Updates:**

Thank you to all who shared updated homeowner contact information with the office. This information will be used solely for official HOA business.

### **Homeowner Concerns:**

- Reflectors were placed in front of the guard rail on Stoney Creek Dr. to alert snowplow drivers to the location of a stormwater control berm at the pavement's edge. They will be removed at the end of the potential snow season in early April.
- Concern has been expressed that cats are harassing the wildlife, specifically birds and rabbits. It was suggested that a neighborhood cat ordinance be adopted if one was not already in effect. According to Article VIII, Section 1(e) of the Mill Creek South Covenants, "No household pet shall be permitted off the Lot occupied by such pets' Owner except on a leash." Although it was acknowledged that most cat/owner relationships do not involve a leash, the regulation in the Covenants remains valid. It was suggested that any cat who may wander outside its owner's yard wear a bell to alert wildlife to its presence.

### **Yard Sale:**

A community yard sale will be held in Mill Creek South on June 3<sup>rd</sup>. Additional details will be available soon.

**Community Liaison:**

Our long-time community liaison, Adele Wood, is stepping down so she can focus her efforts on specific community issues. The Board thanks her for her service. If you are interested in filling her shoes and keeping the HOA informed of community issues of interest to our neighborhood, please get in touch with any Board member.

**Free Smoke Detector Program:**

The local fire department is offering free fire safety inspections and free smoke detectors to homeowners. For more information, please contact the Department of Fire Rescue at 434-296-5833 during normal business hours.

**Adjournment:**

The meeting was adjourned at 8:37 PM.

**Next Meetings:**

Annual meeting: May 6, 2017, 4:00 PM, Mill Creek South Park/Playground

Board meeting: May 10, 2017, 7:00 PM, Monticello Fire & Rescue Meeting Room