

## **MILL CREEK SOUTH**

### **ANNUAL MEETING**

**8 MARCH 2023**

The meeting was held via zoom and was attended by Mike Stone, Livi Stone, David Brower, David Cooper, Philip Williams, Karla Berger, Laurie Axford, Liz Emery and Carmen Trimble. Also present were 26 home owners.

Meeting was called to order at 7.04pm.

David Brower gave the treasure report as follows:

In 2022 the pond and dam expenses caused us to exceed the planned budget. The storm in July caused a lot of damage to the drainage system and the spillway. The total spent on the repairs came to a total of \$17,524. This was necessary to keep the dam safe.

A question was asked about getting insurance for the pond and Carmen stated that no insurance company will insure a pond and dam which is the reason that we maintain a reserve account. Also, we have repaired the dam and pond beyond the state requirement which should protect us if the dam fails in a severe storm. The possibility of slowly draining the pond with a flexible PVC hose was discussed and the board will look into it.

The snowstorm earlier in the year left the neighborhood with many downed trees and the cleanup costs came to a total of \$7,000.

The end of the year profit and loss report was at a deficit so we had to use some of the reserve account. The reserve account had a total of \$30,000 and after the above expenses the total is now \$20,421 bringing our reserve account to a deficit of \$10,000. We have implemented a plan to replace the reserve total but it will take a few years to accomplish it.

Dues are coming in so our bank account is growing. Carmen will send out reminder notices to home owners who have not paid their dues. There are a few residents who are behind a year on the dues and there are a handful of owners who are behind longer than a year.

Karla gave the grounds report as follows:

Two years ago, I volunteered to be on the MCS grounds committee. It has been my goal to improve the looks of our entrance along the south side of Stoney Creek Drive. We secured a reseeding plan and estimates. Then came the horrendous December 21 heavy wet snow which caused over 200 trees to fall. Of course, these had to be cleaned up creating equal havoc with our annual grounds budget.

Then came the 1000 year July 2022 rain storm dropping inches in a matter of hours. The pond almost overflowed the dam and the water that followed removed all the rocks lining our emergency spillway. The spillway had to be re-rocked at a cost of almost \$7,000. Yes, our seeding budget disappeared again!

Clean up from last July's rain is still happening this spring of 2023. Finch Landscaping just unclogged the storm culvert below the Shady Grove cul-de-sac. Three leaning trees in the park

have been eliminated. One fallen tree on Shady Grove at Homestead is cut up and awaiting removal. Big fallen branches on the bottom of the emergency spillway have been 90% cleared away.

I am pleading for a volunteer that would take charge of the flower bed below our MCS entrance sign. It needs TLC desperately and all expenses would be reimbursed.

Karla suggested a volunteer cleanup day.

Laurie gave the social committee report as follows:

The MCS Social Committee sponsored several events this year to continue to engage our community.

On April 16, we held a community Easter Egg hunt. Approximately 30-35 children participated. We filled over 500 eggs; the plastic eggs were donated by a generous neighbor. Members of the community donated candy to fill the eggs. We provided Krispy Kreme doughnuts, coffee and juice boxes and water). We provided paper bags for the children to empty the eggs so we can reuse them. Prizes for the children with the prize eggs were donated by members of the community.

In October, we had a Halloween “Decorate your mailbox” contest. We had several categories for judging and had approximately 50 mailboxes decorated. Each entry received a small bag of candy. Winners received a certificate of participation and gift certificates to local businesses.

In December, we held a holiday decoration contest. Again, we had several different categories for judging and had approximately 60 participants. Winners received a certificate and a gift certificate to local businesses.

Ideas for 2023 –

Easter Egg hunt will be held on Saturday, April 8 at 10:00 in the park. We will be announcing on the MCS FB page and with flyers in the mail slots. Volunteers and donations of candy are welcomed and appreciated.

Our annual yard sale is planned for Saturday, May 13<sup>th</sup> from 7:30-11:00am (UVA graduation is 5/21)

We plan another Halloween contest and a holiday decoration contest.

Ideas around an informal walking group starting in mid-March/April.

We’re considering having a Kona truck coming to our neighborhood one day this summer for a shaved ice day! We have to guarantee them a minimum of \$97 for the day in purchases which should not be a problem as we all love shaved ice!!

A picnic in the park was suggested! We could bring our own food and drink, mingle and get to know our neighbors.

David Brower reported on the ARC committee for the past year:

There were 25 applications for sheds, decks, one home addition, and several tree removals. All requests were approved.

If a homeowner wants to change the color of their home, they should contact the ARC committee with a sample of the color. As long as the color is a woodsy tone that fits in with the general neighborhood, it will likely be approved.

The parking problems along Stoney Creek Dr caused by the unofficial entrance to Biscuit Run Park were discussed at length and there were several suggestions on ways to stop the parking on the grass. The hope is that once the official entrance and the parking lot off of RT 20 is completed our parking problem along Stoney Creek Dr. will be mostly eliminated. In the mean time it was agreed that we would look into placing more no parking signs along Stoney Creek Dr and a sign at the entrance to MCS stating that parking is for residents only.

As far as the issues with homeowners parking in the grass in front of their property, we will address traffic safety problems as they arise.

It was suggested that we look into removing some of the scrubby trees behind the guardrail coming out of Arrow Wood on the North side of Stoney Creek Dr as they are impeding driving vision.

Also discussed was removing bittersweet vines and autumn olives in the common areas and perhaps putting together a flyer identifying invasives so that homeowners have a guide on what to remove on their property. Virginia Tech has a lot of info on invasives.

It was suggested that perhaps we should organize a neighborhood volunteer group to work on the above two projects.

A question was asked regarding meeting in person again! Carmen is having trouble finding a venue for the meeting as there are still some restrictions in place.

Kudos were given to Adele for all the work she did to facilitate the repairs on the dam and pond. And many thanks to our board volunteers for all the time they donate for the wellbeing of our neighborhood! All our meetings and accomplishments could not happen without Carmen who we appreciate!!

The meeting was adjourned at 8:34pm.

WE NEED MORE VOLUNTEERS..... IT'S FUN!!!