



Mill Creek South Homeowners Association

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HOA BOARD MEETING MINUTES – 19 August 2026

Meeting Called to Order: 7:05 pm

Attendance

- **Present:** Mike Stone, Livi Stone, Laurie Axford, Carmen Trimble, Johnathan Lord, Dell Erwin and John Hermsmeier

Approval of Minutes

- The minutes from the previous HOA meeting held on June 10, 2026, were reviewed and approved.

Treasurer's Report

- **Financial Status:** Laurie Axford presented the current bank statement and the budget-versus-actual expense totals. As of July 31, 2026, the financial balances are:
 - **Checking Account:** \$36,403.76
 - **Reserve Account:** \$38,115.75
- **Fee Collection:** Collection efforts for past-due fees have been highly successful. Most delinquent accounts are now settled or on active payment plans. The board will proceed with placing liens on the remaining delinquent properties.
- **Special Assessment:** There are currently 112 homes with outstanding special assessment fee balances.
- **Grounds Report**
- **Invasive Species:** We will contact Tom Saielli for guidance on scheduling a volunteer day to address this. Two benches have been purchased for the playground. David Cooper cleared storm debris from the Arrowood Dr culvert leading to the playground to restore proper water flow. He noted some remaining root intrusion in the culvert which he will remove.
- **Entrance Sign:** It has been scraped, caulked, sanded and repainted. Thank you to the volunteer homeowners for their time and supplies.

ARC Report

- **Project Updates:** During this period, the ARC processed the following property requests:
 - **Approved:** One deck project.
 - **Reviewed:** Requests for fence installation, as well as siding and window replacements. Materials and colors were verified to ensure consistency with the established neighborhood aesthetic.
 - **Surveyed:** A property boundary check was conducted regarding a driveway project to ensure it did not cross property lines.
 - **Pending Approval:** A large-scale home renovation project featuring solar panels is under final review. The updates will improve energy efficiency while preserving original neighborhood character.
- **Guideline Modernization:** Because many original construction materials are now outdated or obsolete, the ARC is compiling a database of modern, approved alternative materials. The objective is to provide homeowners with updated options that successfully maintain the community's traditional style and color schemes.

Social Report

We are considering having the Halloween mailbox decorating contest again this year. Also continuing the Christmas lights contest which has brought fun and cheer to our community. More details to follow

Biscuit Run Entrance Restoration

The county has officially completed its work on Biscuit Run. Attention is now shifting to restoring the Stoney Creek entrance (located opposite Copper Hill Drive) back to its natural state.

Planned improvements for this area include:

- **Improving drainage** system
- **Planting grass** along the road shoulder
- **Narrowing the opening** to approximately 5 feet
- **Maintaining a walkable trail** for residents
- **Installing boundary signage** and requesting "No Parking" signs for the shoulder

Upcoming Guest Speaker: Tim Padalino, Chief of Parks Planning, will attend our next HOA meeting to discuss these updates and answer questions.

Miscellaneous News

- **Reducing Light Pollution:** Resident Dell Erwin shared valuable insights regarding the harmful effects of light pollution on local birds and insects. Homeowners can make a significant impact with small changes, such as switching dusk-to-dawn outdoor lights to motion-detector models. For additional tips, please visit [DarkSky.org](https://www.darksky.org).
- **HOA Financial Portal Exploration:** In response to resident interest in viewing HOA financial data, the Board is researching a secure online portal. This platform would allow homeowners to view community financial information, check individual billing histories, submit payments, and communicate directly with management. We are currently evaluating options and will share updates as more research is completed.

Board Recruitment

The HOA urgently needs a volunteer to fill the **Grounds Chair Person** position. The role requires 1 to 2 hours of time every other week. There are also other open positions on the HOA board. Please consider joining our friendly group!!

The meeting was adjourned at 7:41pm.

Next Meeting: HOA Annual Meeting: Date & Time: Wednesday, October 7th, 2026, at 7:15 PM

Location: County Office Building, [1600 Fifth Street](#)

Guest Speaker: Tim Padalino, Chief of Parks Planning for [Albemarle County Parks & Recreation](#)

Tim will give us an exclusive update on the progress of [Biscuit Run Park](#), which is located right in our backyard!

Important RSVP Notice: Due to a strict venue capacity of 30 people, an RSVP is required to attend. Please secure your spot by emailing Office@millcreeksouth.org