

Snee Farm Community Foundation

# Monthly Meeting: January 17, 2023

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**January 17, 2022 / 6:00 PM / Virtual**

Call to order: 6:00pm ET

Motion to approve notes from previous meeting, approved. Adrian motion, Katie second

**Jim Ball present**

Not present: David Lane, Heidi, Jenn

## NOTES

SAFETY AND SECURITY: Allyson Malik

- Reach out to town Mt Pleasant for update on speed bumps on Law Lane

VICE PRESIDENT: Katie Brennan

- Christmas decorations came down and good success and feedback from neighborhood

PRESIDENT: Adrian Cain

- Katie/Jeremy/Adrian met with the town last year, went through two processes to evaluate if eligible for speed humps and found that Law Lane section from the circle to the whipple entrance was eligible.
- Has made it through the approval and budgeting process and I was under the impression it would be done last summer as the town approached their new fiscal year. A speed sensor has appeared so maybe that is part of the process.
- We did ask the town to do an overall assessment of our main thoroughfares including Parkway, Snee Farm Parkway, Deleisseline, Cassique, Law Lane and they did Plantation as well. A number of our streets meet part of the criteria but not all the criteria for speed suppression. There's also some technicalities in Mt Pleasant rules that they have to provide residents with the option to not use or not be impacted by speed suppression, so by them being on that section of Law it prevents them on other sections on Colonial and lower Law because technically you need a way to get out without using them.
- Also getting into the weeds, there are some roads that are state owned and town owned and Jim I saw your post on social media and I can't respond to you on social media but you were entirely wrong in your response. Our roads are actually owned by a combination of the state and town. Different roads in this community are owned differently based on where they are and they don't make a whole rhyme or reason on which streets are owned but they are a combination of state and town. [Jim in the audience: question about ownership of roads] No sir, they are owned by both. [Jim in audience: stating previous ownership of roads] No that is incorrect and they were owned

by the state and that's what yielded out when we...I'm not going to debate it Jim, thank you That's a quick on that and I'm going to hand the baton off to Alyson and she can work with the town to get a better idea, we may ask the town to come do a report on that but that's the specifics as it relates to that project.

- In terms of other reports I'll come back to those.

TREASURER: Mario Rasgo

- Board met in executive session in December and reviewed/approved the 2022/2023 budget. Our assessments this year will be \$392 Notices went out and if you didn't inquire with Ashley to get that notice. The assessments are due on 2/28 and please get them in by that time;
- We are going to sweep excess funds from 2022 and put into our reserve account and that will be good because it will pay for our phase 2 projects of the entrances and new message boards that the board approved that came out to about \$48,000. That includes...I'll let others talk about it but that includes both signs and landscaping so that's why it may be higher than what some may think.
- Message boards update from Adrian since David is not present:
  - The message boards will be the replacement of the boards at the Whiple entrance, down the Snee Farm Parkway entrance and the Long Point entrance on the Parkway. There will be slight location variations on where they are now to create additional visibility, and the message boards will be built consistent with the landscape landmark signs that were put in the community a few years ago. I think that pretty well covers that. We also have been thoughtful of lighting and shrubbery to make them attractive and visible and an enhancement. Per Brian, they are quite a bit bigger which is a good thing but it will require significant landscaping especially on the back side.
  - Per Mario, this will be coming out of our capital expenditure budget for this next year.
- Adrian requested for Mario to restate the percentage increase for the record...yes it was under 3% and technically we do have the option of going to the consumer price index which was 7.1% so we went significantly underneath that when we were reviewing the budget. Per Bryan, it is important to note that the price for everything is up for labor and materials. Per Adrian, this is the second year in a row we have gone well below the CPI.

ARCHITECTURAL CONTROL COMMITTEE: Bryan Carter

- A lot of projects that are going on in the neighborhood but just want to remind everyone that all changes to the exterior and that would be inclusive of significant landscaping changes need to be submitted to the ACC. We don't need to know that you are going to be trimming your hedges but significant changes in landscaping, driveways, roofs, shutters, paint colors, any sort of changes to your exterior need to be submitted to the ACC. The form is very simple, it's not very intrusive on the website and it's easy to find. That will notify everyone. I please ask that you use that link and the ACC form whenever possible that way everyone who needs the information has the information.

- Typically I am able to get the permits back out to you within 72 hours or less but you can always reach out to me directly via my cell phone.
- Noticing an increase in advertising. Contractors are wanting to post advertisements in your front yard while doing work and we do not allow that. We have also seen some soliciting at the front entrance the other day for a painting company and I removed those signs. We do not allow any sort of that in the neighborhood because if it goes in one front yard then it can go in all front yards and nobody wants to drive around the neighborhood looking at all the different advertisements.
- Adrian: We would empower any of the residents to feel fully empowered to pluck those signs from common areas if you see them because they are not allowed anywhere and we try to stay consistent with how we enforce that so we do prevent the slippery slope during election cycles and others. The yard signs are not allowed.
- Katie: We will be doing the graduation banner again this year so that will circulate so stay tuned. We feel there are times we need to recognize folks and graduation is one of those.

HOA MANAGER/RAVENEL ASSOCIATES: Ashley Fitch

- Financials out today and will be getting managers' reports tomorrow.
- Year end had many home sales, two in December. I like to monitor the sales prices to show the protection of your assessments and show your value. We had one for \$740,000 and one for \$1.84M. Great resale value here.
- Operating account as of the end of December was \$523,000 and the reserve is sitting at \$76,938 and as Mario said, all excess funds of around \$71,000 will be swept into the reserve account going into January.
- Dealing with repairs to front entry due to the car accident. Luckily it wasn't too much damage but we have a police report and are working with law enforcement on a few issues that are relevant.
- Those with signs will get written up but you have covered those.

PRESIDENT: Adrian Cain

- Most of my items have been covered already but one thing that the board wants to have a conversation about is compliance challenges.
- Increasingly heard from a number of residents in regards to trash, general trash but also yard debris particularly yard bags being put out early. I'll be honest and share my opinion and I think our ADAR is too restrictive and it limits and I think it's too restrictive and you do most of the work over the weekend but it is our policy. We have seen an increase on Wednesday after trash goes on Tuesday and Thursday and then it extends for a long period of time. So the board has already begun to pay closer attention to that.
- We will also be reviewing the fine policy and I asked Ashley to bring a copy of it. We will be reviewing in the executive session to think about whether we try to tighten that up to make sure we are using fines not to generate revenue? It's never about the revenue. It's very much about compliance with the rules.
- We are going to look for opportunities to communicate more broadly out to the community as well.

- Bryan: ADAR is excessively restrictive and that prompted me to join my very first board meeting six or seven years ago because I put my leaves out on Sunday afternoon because I had to leave early in the morning and it was a fairly significant amount with 30 or so bags. I didn't want to leave it for my wife and two kids to haul them from the back to the front. But in fairness to our homeowners, I believe that a good portion of it and worth mentioning it is the landscapers. Your landscapers come on a Wednesday or Thursday, but just because you have a landscaper doesn't mean they can set those bags out. Either haul them off or move them to your backyard or out of sight from the street anyways. Then you can haul them back yourself. We are getting a growing number of complaints and it's not just the email and text messages that I get, it's also when I see people in the neighborhood, and people out and about. I think it's inconsiderate of your neighbors when they are following the rules and for some people it is certainly a hot button issue so i agree some action to keep us in order is needed.
- Adrian: We historically have given a month in the spring and a month in the fall, where we deliberately say you can put your bags out, exempt of any fines, restrictions or fees. We recognize it's a time of turnover in your yard and therefore you may generate more refuse and we will continue that type of acknowledgement. We are trying to do everything we can to be flexible but I think maybe we have gone too far and a little too flexible so we put that out there for discussion in our executive board. We welcome any comments from the residents once we get through any board members that want to comment.
- Katie: Agree with Bryan's sentiments, people have large trees or something; There are some habitual offenders and it is unsightly and can be a hazard.
- Mario: I see lawn bags but also everyone has to go around these things and it's very hazardous for people out and about, not only for drivers and kids but any pedestrians out there. Another thing I also see is a lot of cars parked overnight and that's a growing problem. Those are some issues we will also need to address because those can be dangerous having those cars overnight.

RESTRICTIONS: Jenny Hilton

- Not present

LANDSCAPE: David Lane

- Adrian gave update in David's update

Community Comments:

Karen: Heard comment on signs but instead of asking residents to remove from other neighbor yards can we ask that they contact the board? Agreement and only pull from common areas.

- Also the couches and bedding out in the street is very dangerous and putting it out early is dangerous and impedes traffic.
  - Adrian: we are limited in the ADAR but within that we can be more aggressive and the board in focused on that

- Bryan: Just because someone is continuously violating policy, please do not assume they are not being warned/fined. Please operate in the understanding that they are being warned/fined and we will not be broadcasting the warnings/fines.
- Adrian: We can't and won't respond to social media; Social media is a terrible way to get your point across to the board and we have our emails available, please use that avenue. We try our best to be most accessible.
- Jim B:
  - Home sold for \$1.8M. Are they going to knock it down? The Harvest Way gray home, was there a permit for 9-10 trees taken out? Was there a permit? Bryan is not aware and he will take a look
  - Graduation banners; individual homeowners have done this in the past, are we trying to avoid that? Katie; the neighborhood will have the opportunity to request recognition; for signs announcing going to college are not allowed; they are out of compliance; a day happy birthday sign is something we overlook as it's one day; but lawn signs there long term are not allowed
  - Claw machine when picking up trash is a problem and cut off his cable a couple weeks ago; they have been communicated to
    - There's no reason we can't reach out of the town to discuss and they could use a rubber claw that can be more friendly; we will bring to the town to be more gentle and to stop speeding; many yards are being torn up; Mario has heard that we should put in the street but don't cover gutters
  - Communication around minutes; can we push the minutes out to everyone? Adrian: We try to limit communication and we are careful so we don't send a lot so they are paying attention; We will visit ways we might be able to merge with another email.
  - Because of long weekend trash was out early; can we add a communication that due to holiday the pick up is later? Adrian: We are meeting in an executive session to discuss trash.

Motion to move to executive session, Adrian motion and Katie second. Adjourned 6:30pm