

## **Liberty Run HOA Meeting 05/10/2021**

Welcome and Call to order at 7:13pm

### **Homeowners questions/concerns**

Freedom Court- needs a copy of their floor plan. Amy Anderson's neighbor who works for Ryan Homes, may be able to assist with this. 11209 Freedom Court is the requesting resident.

Noise ordinance was discussed as that relates to time. There is no ordinance in our documents, but the county has an ordinance. Residents should consult with their neighbors as a 1<sup>st</sup> response if possible.

**Meeting Minute review and adoption-** Motion by Ron D. 2<sup>nd</sup> by Nikki G.

### **Old business:**

Ron D. will be setting up a meeting with someone in the county to do a walk- through regarding storm water policies for our ponds, etc. The engineer for Fauquier County mentioned that they usually don't bother the ponds until it becomes a big problem. The pond at the end of the Callie Jo has improved since the tree was cut down. The pond on Freedom court was budgeted for this year and this is the area we will focus on. There is a hole in the pipe underground. Should we investigate getting other companies to put in bids? We had 2 bids, Rick (former treasurer) tried for 3 months to have someone come out. We should move on securing the companies. Ron D. and Nikki G. will work on getting proposals.

### **Spring Inspections:**

We need to redistribute the responsibility for inspections due to 3 board members submitting their resignations:

Amy will do: America Way

Ron will do: Southcoate Village Drive

Jamilla will do: Declaration and Constitution

Jay will do: Freedom and Eagle

Nikki will do: Callie Jo and Ashlee Brooke

Top tier issues: Mold, mildew, shutters, focus on what you can see from driving or walking on the sidewalk

Motion to approve changes to ARC guidelines effective June 1<sup>st</sup>, Ron D. motioned Nikki G. 2<sup>nd</sup>.

### **6-window pane discussion:**

**This is a follow up discussion from an appeal submitted by residents: Tuckers to replace all windows without the various grid panels.**

Board Members

Jay T. -Votes no. Following the ARC guidelines section that references harmony in the community and harmonious designs.

Nikki G.- main concern is the harmony in the neighborhood. Its' okay to have 1 in the area but then when there are additional homes requesting this change, the integrity of the community design is at stake.

Jamilla G.-Votes yes to allow. I do not pay that much attention to the aesthetic of the house, I look more overall as opposed to in detail.

Ron D.- discussed with a variety of people over 11 people that had varying opinions.

Tuckers: The neighbor says that nothing is in the community that is harmonious. People have fences, some don't, various color doors, some homes with shutters, etc.

Jay T. highlighted pg. 6 of the guidelines that talks about holding up the standards of the document. Ron D. and Nikki G. will alter their motion to add muntins/panels, etc. to the ARC guidelines for a new vote. Nikki G. proposed that we approve it with no muntins/panels with 3 neighbors agreeing, all windows will be the same. No lines in the windows. Nikki G. provided the motion Ron is 2<sup>nd</sup>. 3 yes 1 no

**Board positions:** There are 3 available. VP and 2 other roles. We need to reappoint at least the VP as soon as possible.

**ARC guidelines/changes-** Document has been approved with amendments.

#### **New Business-**

**Monthly compliance update-** Nothing to address. The trailer/RV issue is growing in the community. Now we have more RV's appearing in the area. No more then 3 days at a time. You must contact Fauquier county get towed and they said if its' properly tagged, they will NOT tow. Violation letters will come out.

Discussion of community gatherings are in the works. Jamilla G contacted resident Megan Miloser and they will develop ideas and work together on activities.

#### **Financial update-Nikki-**

**HOA dues fees-** Amy has been writing\_friendly notes with statement on behind on dues. Handwritten notes go out, then an official letter. After those, we cut the trash service off and then we get the calls for the residents. All paperwork is scanned and sent to attorney (when the dues are moved into a lien), but we have fees for that. Attorney sends 10 day later with code, etc. and that usually prompts the residents to act. Trash cut off is 60 days late, plus 10 days. That's 2 full months plus extra days, that's the 2<sup>nd</sup> late notice. Total of 75-80 days. The discussion is surrounding the timing of the notices and how much time residents are allowed to be in arrears before official notices and trash services are cut off.

**Next meeting June 21<sup>th</sup>, 2021 7pm**

**Motion to adjourn 8:55pm**

#### **Attendance:**

Jay Tobias- Board member, Ron Deslauriens-ARC committee, Jamilla Gault- Board member, Nikki Guskiewicz-Board member

#### **Residents:**

The Tuckers, Amy Anderson