

The Landings HOA

Q1 Meeting 3/1/2022

Agenda

- Transferal of HOA from Developer to HomeOwners.
- Online Access
- HOA Map and Layout
- Officers and Responsibilities
- Budget
- New Business/Topics of Concern
- Q&A

HOA Ownership Transferal:

- This Association was Incorporated as a Deed Restricted Neighborhood on the date December 28, 2011. Prior to Home Building and any development, this was created as means of retaining ownership of common area space between homes and roads along with the land to be sectioned for homesite lots. Insurance and some maintenance has been paid for by Ball since then, as they retained ownership of this association.
- Ball Homes upon finishing all homesite building in the neighborhood is now transferring ownership of this Deed Restricted Maintenance HOA Association to the home owners within these Deed Restricted Properties. In this transfer, they also gave this association ~\$25 dollars per house to start the organization.
- Ball Setup this organization as “Pleasant Valley Maintenance Association”. We are moving forward as “The Landings” as to not confuse or orientate ourselves with other areas of the neighborhood.

Online Access and Correspondence

- New Facebook Page is being created.
- Website being created.

Map Layout



Officers and Responsibilities

Board Members

- Eric Legear-President
- Hagan Hill-Vice President/Treasurer
- Chris Worrell-Secretary

Officers

- Judy Littleton-Assistant Secretary, Social, Welcome, and Membership
- Krista Stanley-Online Correspondence and Web-Page Management
- Lisa Ramirez-Assistant Treasurer
- Ryan Ramirez-Maintenance and Architecture
- Kent Neukam-Membership Management

Hired Professionals

- Attorney: Matt Miller Crosby Law Firm
- Landscaper: Green Solutions Landcare
- Insurance Provider: Nationwide
- Website Design: Web-Adore

Budget

	Annual Budget	Total Annual Dues	Total Expenditures
Annual Costs		\$32,725.00	
Insurance	\$1,025.00		
Landscaping	\$15,000.00		
Website	\$150.00		
Attorneys	\$2,500.00		
Post Office Box	\$150.00		
Banking	\$240.00		
Mailings	\$600.00		
Office Supplies	\$225.00		
Meeting Space	\$1,000.00		
Socials	\$1,000.00		
Mang Reserve	\$4,000.00		
Accounting	\$750.00		
Yearly Total	\$26,640.00	\$32,725.00	\$29,390.00
Yearly Ending Balance	\$7,335.00		

New Business and Topics of Concern

- Flood Issues: Wright Homes was authorized by the city to dump all excess water into top pond. Flood damage and issues persist. Trying to get this remedied by the City.
- Ball Homes owes us Survey Work: All Common Areas need to be surveyed to paint clear lines between our properties and everyone else's.
- Dues Payment Options: There will be two options to pay either Annually, or Bi-Annually. Those Dates will be April 1st and October 1st.
- Fines, Fees, and Liens: We are currently developing this structure. Letters will be sent out for exact amounts, HOWEVER Page 11, Section 22 of the PVMA Bi-Laws dictates a brief overview of how violations will be handled. In the meantime, Please Review your covenants for HOA Policy Guidelines indicating rules and permissions within the community. (Especially pay attention to Sections 5 and 6 of the Restrictive Covenants.) Effective Immediately any violations of those covenants will be penalized.
- New Entrances, and Maintenance of Existing Entrances: Need to establish maintenance parameters of current signage (sits on owned properties by Schneider.) Obtain Median from city on Bueno, New signs on Bueno dividing us and pleasant valley/possibly one on Schneider.
- No Trespassing Signage to be paid for by Ball Homes. Signage to be placed on Property divisions between east side of The Landings, and as needed.