

The Landings HOA

Q1 Meeting 6/14/2022

Agenda

- Call to Order
- Review Agenda
- **Old Business**
 - Landscaping Maintenance Items
 - Officers Changes, Request for More Officers
 - Wright Homes Cease and Desist Letters
 - Grandfathered Structures
 - Budget
 - Wildlife Concerns
- **Current Business**
 - COMMUNICATION WITH THE BOARD
 - Review of Select Rules
 - Retention Ponds, Farm Pond, Survey Work for Common Area
 - Status of Dues, Online Payments
 - Street Parking
- New Business/Topics of Concern
- Q&A

OLD BUSINESS

Landscaping:

- Mowing has commenced in the common areas. Originally, it was to be southwest field of the creek on the Bueno Crossing side of McIntosh, Entry Points, and Common Area on Schneider Side.
- Signs Bushes were to be maintained that are located in our neighborhood. These signs include the two on the schneider entrance to McIntosh, and the corner sign at the rear of Mr. Farley's property
- Upon consideration, we selected to have the berms on the Bueno Crossing Entrance mowed, and the median.
- Any other signs needed?
- Any other areas need attended?
- Pressure Washing: William Brown 859-552-1712 HOA Discount. Is William allowed to hook up to homeowners water?
- Pressure Wash Unowned Signage?

Officer Changes,
Wright Home
Section Cease
and Desist,
Grandfathered
Structures

- Hagan Hill has Replaced Eric Legear as President, Eric is now VP.
- The homes that back up to our Common Areas, have all received cease and desist letters to not come onto the property without permission, and to move any structures they placed in them. We have met with a few of the homeowners that requested visits with us, and we have responded to a few email inquiries.
- Grandfathered structures are now set. New items need HOA Board approval before being added onto homes. List available by email.

Budget

- See Excel Sheet

Wildlife Concerns

- Coyotes: Reached out to Fish and Wildlife, and Georgetown Animal Control. They cannot do anything about “Free Roaming Varmints” Suggestions were Coyote Repellant, do not leave out pet food, Keep careful watch of small dogs, cats, etc.
- Blue Gill for Ponds: Both Farm Pond and Schneider Side Retention currently have Blue Gill in them. Water Retention may not be ideal to stock until Dams are repaired and reliable.
- Mosquito Spraying: Exorbitantly Expensive, and not worth it living next to water features. Blue Gill will eat some. Liming the Ponds Requires State Permits, and exorbitantly expensive, and recommended as not very effective.
- Carpenter Bees: Nothing really to prevent them either, however was told by Animal Control to fill holes with Seven Dust and then seal with Wood Caulk.

CURRENT BUSINESS

Communication with the Board

- **HAGAN HILL-PRESIDENT: 330-608-5112**
hhill9241@yahoo.com
- **ERIC LEGEAR-VICE PRESIDENT: 859-338-8999**
elegear116@twc.com
- **CHRIS WORRELL-SECRETARY: 407-921-3055**
worrell66@gmail.com
 - **Facebook and Webpage are ANNOUNCEMENT ONLY** Mediums
 - Proper Streams of contact are by Phone or Email. You may write a letter if you feel it's necessary, but why waste a tree?
 - **Inappropriate Behavior WILL NOT BE TOLERATED.** We are doing this for free, we aren't getting paid in anyway, we are human, and your neighbors. You will treat us as such. Behavior Deemed Inappropriate by the board will result in indefinite revoking of all voting privileges, HOA input, and other HOA interaction.

Example: This Individual's Privileges have been revoked



"Dues"

From:

[REDACTED]

To:

hhill9241@yahoo.com

Date:

Saturday, May 21, 2022, 06:50 PM EDT

Why the [REDACTED] are you people sending me garbage letters about dues I paid on May 5? I have the receipt, I'm going to file a lawsuit against the HOA if you don't stop harassing me. [REDACTED] you. Have a nice day

Review of Select Rules

Pleasant Valley HOA Restrictive Covenants:

#6 Nuisances

No noxious or offensive trade or activity shall be carried on upon any lot within the Property no shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No immobile or “junk” cars, trailers or recreational vehicles or boats shall be allowed to be parked upon streets or public rights-of-way in the Property or on any portion of the Property other than within a garage or an approved storage facility. No microwave, dish, or other receiver or transmitter exceeding twenty-four (24) inches in diameter shall be erected or placed on any Lot unless its design, size, color and placement are approved in writing by Declarant. No outside clothes lines, antenna, shortwave or “ham” radios and shortwave towers shall be allowed on or within the Property.

Farm Pond, Retention Ponds, and Survey Work

- Farm Pond: The pond located closest to the Round About on Bueno Crossing is considered a “Farm Pond” according to City Engineers and City Planner. This Pond is not made for Water Retention, Water Basin, or Storm Water Run Off. Wright has plumbed the new developments water run off into this pond, which flows into a second Retention Pond.
- The Second Retention Pond is right next to this farm pond. The Dam is broken on this pond, Ball Homes is not repairing nor claiming responsibility. Wright homes is also not fixing or claiming responsibility. The field down stream according to Hightower is a “Designed Flood Plane” made for excess water collection.
- We met with a homeowner who is currently in a lawsuit with Wright for building his home on a natural spring which has caused premature erosion, foundation shift and flooding on his property. We also met with Mr. Mattingly, from the Wright Neighborhood who is also according to him in a lawsuit with them as well. Mr. Mattingly is a Water Retention Engineer. He confirmed the Flood Plane and use of ponds. He commented how trees planted on the ponds were destructive to the dams and should be placed along the edges of the creeks. He offered to fix these things Pro Bono, in conversation. However, he is yet to respond to my follow up request.
- It’s our understanding the bottom pond and across the Schneider flow plane has been recently cleared.

Status of Dues and Online Payments

- 98% of Dues Collected **THANK YOU!!!**
- Online payments have been working well through PayPal. They are charging us a PayPal fee which this year we will not be passing onto the community dues. Next year, these fees will be passed onto online transactions.

Street Parking and Signage

- During our Meeting with code Enforcement, we learned that Parking along McIntosh is supposed to be along the even numbers side of the street. The HOA has no power enforcing these rules, as that is City Domain.
- According to the City Plans, some of the signs indicating no parking have gone missing. We have made an official request with the city to replace these signs.

Map Layout



NEW BUSINESS

Q & A

The End, thank you for your Attendance!