

**SOUTHERN VALLEY HOA
ANNUAL MEETING
May 20, 2019 @ 7:00 p.m.**

CALL TO ORDER

The meeting was called to order by President, Paul Anzaldi at 7:01 p.m.

ROLL CALL

Board members present were Paul Anzaldi, Joseph Cirone and Charlotte Comito .

Angela Rankin was present representing Cranberry Community Management.

DETERMINATION OF QUORUM

Angela Rankin advised the meeting notice was sent in accordance with the governing documents and a quorum of the homeowners was established.

APPROVAL OF MINUTES

A motion was properly made, seconded and carried unanimously to approve the minutes of the May 21, 2018 Annual Meeting.

CHANGE IN LANDSCAPING COMPANY

Paul reported that Southern Valley HOA changed landscapers in 2019 as the homeowner were unhappy with MMC. JML was to start regular scheduled lawn care services in April. However, JML did not receive their migrant works. As a result, the mowing and trimming has not been completed on a regular cutting schedule. Due to poor performance, as of May 15th JML was terminated from the lawn care agreement and a new landscaper was hired. Paul also asked for the homeowner's cooperation during the transition and the new landscaper needs to learn the community and what needs to be completed. Paul also reported, as soon as the cutting and edging was completed, the Spring clean up and mulching will start.

Paul reminded homeowners the replacement of trees and shrubs located on the homeowners property is the homeowner's responsibility and not the HOA. Paul also stated that the devils strip and sidewalk maintenance is the

reasonability of the homeowner. The Board requested that homeowners and their guests do not park on the sidewalk and or grass.

FINANCIALS

Paul reviewed the 2018 Budget vs Actual Report and the Balance Sheet. Paul stated the Southern Valley HOA was financially sound and there would be no dues increase for 2019. Paul also stated there were no Capital Expenditures in 2018 and none were planned for 2019.

LEASE AMENDMENT UPDATE

The Board reported of those homeowners who rent their unit, they are complying with the Lease Amendment Program, such as paying the Leasing Fee and providing copies of their lease. The amount of rental units are stable and have not increased. When the program was implemented on January 1, 2016 the community had 41 rental units or 24%. As of May 2019 there were 29 rental units or 16%.

APPROVED DECK COLORS

The Board reminded everyone to submit an alteration form for all outside projects, including decks. The approved deck colors are various shades of brown.

BIRD FEEDERS AND GARDENS

Due to a number of homeowner complaints, the Board revised the bird feeders and garden policy. The Board reviewed and discussed the revised rules and regulations regarding the bird feeders and gardens. After the discussion, the Board reminded the homeowners that the revised Bird Feeder and Garden Policy can be downloaded and viewed on the Adams Ridge.net website.

COMMUNITY INSPECTION

Paul reported an inspection of the entire community will be scheduled for the end of May. The follow up inspection will be completed by CCM at the end of July. The Board reminded homeowners to inspect the outside of their property and take the necessary action to keep their property looking good.

COMMUNICATION

The Board reminded homeowner to contact Cranberry Community Management and not Board members if you should have questions regarding the community.

BOARD NOMINEES / ELECTION OF BOARD MEMBERS

It was announced that there is one vacancy for the Board for a three year term. Mr. Joseph Cirone of 218 Southern Valley submitted his nomination form to be elected to the Board. No other nomination forms were received. A motion was made, seconded and carried unanimously to close the nominations from the floor. By acclamation Joseph Cirone was elected to the Board for a three year term.

PARKING

The Board reviewed the approved parking regulation that was passed earlier in the year. The policy was passed for the safety of the community. The new policy consists of:

- Vehicles are not permitted to park on any grass areas.
- Parking on or over a sidewalk such that a pedestrian must enter the street is prohibited.
- Vehicles blocking a sidewalk as described may result in a \$25.00 for each occurrence.
- Homeowners are responsible for their guest parking
- Homeowners may submit a request for driveway extension if additional parking is needed.
- All issues relating to parking, traffic and road maintenance, homeowners are to contact the Adams Township Police Dept.

ADJORNMENT

A motion was made, seconded and carried unanimously to adjourn the meeting at 8:32 p.m.