

ANNUAL MEETING MINUTES

HOA Board Attendees:

Paige Quillin, President
Mike Stringer, Vice President
Rosemin Daya, Treasurer
Jenny Roberson, Secretary
Mike Yestramski
Katie Shelton
Dena Langley
Hayley Bacon
Vanessa Brown
Patricia Gray

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EUTAW FOREST

2019 ANNUAL MEETING

Quorum met with 28 residents

Meeting start time: 6:30 p.m.

All residents given agenda and budget for Eutaw Forest HOA FY2019

OPENING

Meeting opened with Charles County Sherriff Corporal Daniel Baker complimenting all the residents that showed up for the HOA meeting. Cpl Baker has been with CCSO for 14 years and has been assigned to our neighborhood. CCSO has been getting more involved with social

media and will be joining our Eutaw Forest (EF) Facebook Group. However, he was very specific to state that residents should not use the FB group to report a crime. Residents should call the CCSO office directly. The relationship with the residents of EF and CCSO is so important however, we know our neighborhood the best and should report and be proactive in keeping an eye out for any suspicious activity that needs to be reported. The CCSO acknowledges that security cameras installed have really been helpful in reporting and they are interested in knowing which residents have cameras..... Stressing it would simply be to potentially gather key evidence in the event of any occurrence. Residents can also register their cameras online at www.crimereports.com

Cpl Baker reminded residents that next week will be the Citizens Advisory Meeting in La Plata to talk about things that are happening in our neighborhood. More information can be found on the CCSO Facebook page.

Questions to Cpl Baker:

Speeding on Eutaw Forest; school bus around 4pm... people can complain to the Board of Education, but you need to get the bus numbers

Rules of parking on county roads are as long as wheels on faced in the right direction and on the curb.... The key is to ensure that if EMS needs to get through they have access.

ATV's DIRT Bikes: they are not allowed on county roads – call when you hear them through the neighborhood, provide times call the non-emergency number – the key is to be proactive and call in the moment when it is happening.

NEIGHBORHOOD WATCH Eric R Shelton shared that the goal is to have more residents involved. The neighborhood watch group are liaisons and if anyone has questions, reach out and ask him or any one of the liaisons.

Next week is the citizen's advisory meeting – It does have an active Facebook page if anyone is interested in attending.

Some of the projects that the group is looking to implement will be:

- Neighborhood beautification program
- Improve the home numbering of the homes
- Conduct more home security surveys by CCSO

There was a motion to approve past meeting minutes – motion was passed.

From the HOA President Paige reported that the HOA is in the planning phase for national night out It is a great way to get to know other neighbors. It will take place August 6, 2019 and the board is **looking for volunteers.**

From the Treasurer Rosemin: HOA Dues/Budget- the 2018 and 2019 budget were reviewed and approved. residents are paying their dues. Only 2 homes are in arrears; phone and attorneys' cost are down.

In April we switched contractors who is now handling the landscaping of park and entrances to the neighborhood. Eutaw Forest owns a lot of property more than people are aware of which requires maintenance.

Mosquito spraying has begun Designated days will be Tuesday

A motion to pass the budget was made and the budget was passed

HOA Dues we are quickly approaching deadline of HOA dues and if any are delinquent they will move to the attorney's office for them to pursue

Thanks to Mike because the benches and grassy areas are now being used and enjoyed by the residents.

Architectural review committee- it is reminded that any changes to your property fences, sheds, pools, driveways and solar panels, need to be submitted before any work starts. Some items need approval from both the HOA and the county so please check your scope of work. Architectural Forms can be found on our website and for quickest reply email works best eutawforest20603@gmail.com. Residents are reminded that approval must be obtained before work begins. Residents should submit requests in a timely manner.

Resale Packages: If you plan on selling your home please visit our website for complete details on requesting a resale package before closing. There is a \$100 transfer fee that needs to be submitted before a covenants inspection can take place. We also ask that you give us at least 3 weeks before closing to complete all necessary paperwork.

Covenants amendments: the HOA reminds residents that in order to make any changes to the current covenants it takes a 75% voting majority of the residents to pass any changes.

Landscaping: We have new landscapers who will be changing out some of the flowers and shrubs at the front entrances. HOA is very happy with the work that he is doing.

Animal Control- if any of the residents see a dog that is not familiar running around, call animal control. On the Facebook group a section for the Eutaw Forest animals was made to help familiarize everyone but residents are still overall responsible for their pets. We all love our fur babies so please try to keep an eye on them.

In the upcoming weeks the President and Treasurer will be meeting with the county to try to discuss why the ditch water is not flowing as it should. Seems that the erosion problem is getting worse and additional funds will be spent to try to fix this.

Loud Neighbors: If this is happening to you, residents are encouraged to call the non-emergency number for Charles County Sheriff's office.

Website: newsletters will begin to be sent out as we strive to keep the neighborhood and residents up to date with all news.

Contacting the HOA; a reminder that the HOA is an all-volunteer board and every one does their very best to ensure all requests and responded to in a timely manner.

GAS Service: Resident and Board member Mike Yestranski reported on how we would go about getting gas service in our neighborhood. He states that for the first resident it will be very costly to install (\$22,000) but significantly lower to subsequent residents (\$99) the only way this could be worked around is if ALL the neighborhood decides to get gas and then the cost could be shared.

Our Facebook page has also become very active and is a good source of information and neighbors helping neighbors. Please check it out, it is a closed group, so you will be asked a few questions before you're approved.

Contacting the HOA: A reminder to all residents that the HOA Board members is an all-volunteer board and work very hard to ensure that all communication is responded to in a timely manner. Many complain about the fees but it is important to note that there are many other neighborhoods that have adopted to be managed by management companies and their HOA dues skyrocket when that occurs. Sometimes up to \$600.00 or more, so please keep this in mind and we thank you in advance for your patience.

Board Members: A general call was made that any residents who wanted to join the board.

Meeting was adjourned at 8:08pm