

Pioneer Heights Section 1 Home Owners Association Annual Meeting, October 29, 2018

Convened 6:07 PM

Board Members and Cambridge Representatives Present: Charlie Pinkham, Logan Thompson, Rudy Eggenberger, John Hemmen, Joe Clotzman

- Joe reviewed 2018 budget, profit and loss and balance sheet.
 - \$2K Deficit this year was caused by tree removal in the common area next to the park.
- Joe reviewed Cambridge's role in helping the Board manage the Association requirements with respect to finance, inspections, complaint follow up, covenant/rule violations, etc.
- A new basketball goal was installed. It's more rigid and should hold up better. Joe has received positive comments from homeowners.
- Joe reported that the most common issues they are addressing are
 - Speeding
 - Pet related issues
 - Dogs barking (encourage homeowners to follow up with Sheriff. Joe also recommended audio and visual recordings to help with the complaint process.
 - Picking up after animals
 - Upkeep of adjoining property – Often related to tall grass.
 - Also a few issues related to street lights being out. Call Cambridge with the location when there is an issue.
- Logan reported:
 - The light is now back on at the entrance.
 - The Board is considering painting the picnic table and the fence in the park.
 - A welcome wagon program is being developed to provide welcome packets and a home visit to new residents in PHS1.
 - Logan asked for anyone interested in forming a neighborhood watch committee. Joe mentioned that the Sheriff's department can train neighborhood watch committee volunteers.
 - Da-Heights.com, on Facebook, is a good source of community information. John will check that the link is on the PHS1 website.
 - Homeowner asked how many homeowners access the website. The number is approximately 50%.
- New Business
 - Joe reviewed the 2019 budget by line item. Dues will remain at \$115. There were no questions.
 - Laura Mead, Charlie Pinkham and Jason Ransom will be stepping down from the board
- Presentation
 - JOE AND John recognized Charlie and Jan Pinkham for their many years of service to the PHS1HOA. Charlie joined the board over 20 years ago when he and Jan moved to Pioneer Heights. Charlie has been a board member for most of that time. Under

Charlie's leadership many beneficial changes were made to the covenants, architectural restrictions and board responsibilities. A few of Charlie's many accomplishments included amending the covenants, revising the architectural standards, negotiating a VDOT easement for the entry sign and bringing in Cambridge to help manage the association. But of course, he and Jan are best known to the community for their spectacular green thumbs. The landscaping and flowers around the entry sign are second to none. Charlie and Jan have provided the community and the Board with a lasting legacy and their involvement will be missed.

- Questions from Homeowners
 - How many foreclosures does Pioneer heights see per year? Ans. 1 or less.
 - How many hits does the website get per year? Ans. Approximately 500
 - When will the streets be repaved? Ans. There is nothing scheduled by VDOT at this time.
- Homeowner was concerned that pet owners walking by the park weren't cleaning up after their dogs.
 - Logan asked Cambridge to research the costs associated with pet waste station and the costs for upkeep on those.
- Homeowner commented that older teens congregate in the park late at night. Joe recommended contacting the Sheriff when there are issues at the park after dusk. The park is only for daylight use and the common area behind the park is not authorized for any activity.
- Homeowner was concerned about the noise from fireworks around the 4th of July. The State of Virginia rules apply. Any violations should be reported to the Sheriff.
- Homeowner was concerned that some residents are not maintaining their fences. All residents should keep fences repaired and be mindful of their neighbors.

Meeting Adjourned: 7:04 PM