

Belden Woods Estates HOA Board Meeting Minutes October 4, 2023

Meeting called to order at 7:03 p.m. at Becky and Bo Carneal's house.

Attendees

Becky Carneal, President
Tim Krohe, Vice President and Maintenance Committee
Brian Taylor, Treasurer
Millie Brown, Secretary
Pennye Epperly, Architectural Review Committee
Brian Heatwole, Maintenance Committee

Internet Update

Becky reported that internet installation is on schedule. Above-ground installation needs to be completed. Service should be available for purchase before the end of this year.

Architectural Review Committee

Update on Schneider House:

Pennye sent an email to the Schneiders to request an update on completion of their home. Work is moving along and progress is being made. Property has also been maintained.

Other Projects:

Bernardy property - will be extending their fence to encompass the rocks. The fence will not be taller than it is now.

Brown property – diseased/dead trees will be removed.

A message from Tim Krohe regarding the removal of trees from his property at 1050 Windridge:

“The four have been leafless and dropping limbs by house and drive since the summer of 2022. I tagged them then, and waited to see signs of any recovery this summer. None seen so to reduce risk of damage to house/cars (and reduce the daily pickup of sticks from the tree corpse), friends and I cut them down. The timing was a little sudden, because I used a rental manhoist/shared cost with Windy Gap as I helped them cut down a dead tree at the picnic shelter. In retrospect, I should have forewarned you, but I was dulled by the observation of dead trees well into a second year. My apologies to those surprised.

I'd like to suggest, in the spirit of community, that anyone having questions about our house/appearance/improvements is always welcome to just stop and ask us! I'm from a very open midwest upbringing, and Jeep is accustomed to decades of work in the USMC, so we are ready to talk out questions and issues always.”

As a courtesy, even though permission is not needed when removing dead/diseased trees, please notify the Board if you are having trees cut down. While it would be a good idea for neighbors to just ask each other, if they do ask the Board we will be able to provide a response.

No other requests have been received.

Maintenance Committee

Ailanthus Update:

Bo met with the arborist and toured Belden Woods community, and confirmed all treated trees are dead with the exception of the two at the end of Windridge Parkway in the court. He has retreated those two trees and they should be ready to be felled on November 1st. All other treated trees are ready to be felled.

Brian H. will check with VdoT and request that they come to our neighborhood to assess whether they will remove the dead trees near the road. If unsuccessful with VdoT, Bo would ask the HOA Board to consider creating a three-man team to fell some of the trees on properties with elderly/ill owners. The others who are fully capable of maintaining their properties would be expected to hire tree removal companies or deal with them on their own.

Mowing:

To prepare for next year's mowing, please provide feedback or observations on whether your property had reasonable roadside trims. If not satisfied, provide specific suggestions we can pass on to our contractor. Tim Krohe is willing to meet with you to review. You can contact him at jntkrohe@gmail.com.

Also, it would be helpful to the mowers if you would keep the right of way clear of limbs/debris to facilitate easier mowing and leaf removal. Thanks.

Leaf Pickup:

Brian H. is waiting for quotes for leaf pickup this season. We anticipate two pickups – one near end of November and another at the end of December. Details will be shared as received.

Budget Report:

All expenses are within budget at this time. We do expect that there will be an increase to the cost of leaf removal due to inflation.

HOA fees will remain the same. HOA fees have been paid except for two property owners. They will be contacted regarding payment.

Discussion

The post-holiday party held at the Lawson's residence last January was a great success! There were 23 neighbors in attendance. We would like to plan another post-holiday gathering again this year. If anyone has suggestions or would like to volunteer their home or would like to join the Social Committee, please contact Stephanie Lawson at stephanielawson777@gmail.com. Details will be forthcoming.

Meeting adjourned 8:30 p.m.