

Belden Woods Estates

HOA Executive Board Meeting Minutes

December 4, 2025

The meeting was called to order at 1:13 p.m. at Becky and Bo Carneal's house.

Attendees

Becky Carneal, President
Brian Taylor, Treasurer
Millie Brown, Secretary
Pennye Epperly and Bo Carneal, Architectural Committee
Brian Heatwole, Maintenance Committee
Stephanie Lawson, Social Committee
Carol Heatwole

Architectural Review Committee

Update on Schneider House:

The house is 95% complete. The lot has been cleaned. Port-a-pot was moved to the front of the property due to damage caused by cleaning truck accessing port-a-pot at rear of property.

36 Acres at top of Windridge Parkway between Powell and Lawson properties:

Russ and Sirena have submitted the plans for the construction of their house and are waiting for Roanoke County to issue the requested permits. They are anxious to begin construction.

Maintenance Committee

Leaf Blowing/Removal:

Tim Krohe was not present due to illness and before the Board meeting sent the following information via email:

"The primary goal of the leaf job is to reduce clog in drainage ditches/pipes. To control costs, I recommended that Mr. Powell vacuum or move all leaves on any uphill property and only blow downhill if into a vacant area for which I had obtained permission (or in the case of the lot between new build and picnic pavilion and the lot between Penny and Don Shelton, I assumed the right). Five other homeowners allowed us to use their steep hillsides away from homes. Of course, one of his employees failed to heed that guidance in a few areas, notably the Taylors, and I had him redo those areas. IMO, given the acreage of trees in BW and the high winds, picking up leaves to the standard of a suburban-like lawn is just not realistic. I am impressed that even after the recent high winds, our drainage areas are mostly clear as of a quick review this morning. Bo expressed some unconfidence/dissatisfaction in the leaf work on the day Mr Powell was here, and stated his intent to find an alternative contractor for leaf pickup. I would suggest that lawn mowing would also be taken over."

Concerns:

Tim is aware of one light out on the entrance (R side as exiting BW) and will make repairs within the week.

The entrance sign frame is deteriorating and in early 2026 Tim will get a quote from the millwork team at Ideal Building Supply for cedar replacement. If too expensive, Mark Bernardy and Tim can do a reasonable job with pressure treated lumber. This is FYI for the future and acknowledging that Board approval for the plans and cost is necessary.

Brian H. spoke with Roanoke and Franklin Counties regarding the drainage swales being very deep in areas and having them filled in with rocks. Franklin County is to come to our neighborhood and evaluate.

Brian H. will remove the Belden Woods Estates sign located on 116 prior to the entrance to our development.

Calendar

Our post-holiday party has been renamed the Winter Wonderland Soiree, as it will be held on Saturday, January 31st, this year. The Bernardys have once again graciously offered to host the event. Details will be forthcoming.

Discussion

Thank you to those neighbors who have been working so hard to make our neighborhood beautiful and attractive along the roadways. Your hard work is greatly appreciated!

Becky suggested creating a survey to send out to our community to determine satisfaction and expectations with current mowing/leaf pick up.

Brian T. proposed that we draft a document to be submitted to realtors upon listing a house for sale in our community. This document would request new owner information and also include the signed covenants and by-laws so the prospective new owners would be aware of this information prior to closing date. This will also enable us to include the new owners in all correspondence. Becky and Brian T. will draft the document.

Meeting adjourned at 2:10 p.m.