Belden Woods Estates
HOA Executive Board Meeting Minutes
October 27, 2026

The meeting was called to order at 6:15 p.m. at Tim Krohe's house

Attendees

Tim Krohe, President
Rick Lawson, Vice President
Brian Taylor, Treasurer (via telephone)
Millie Brown, Secretary
Brian Heatwole, Maintenance Committee
Jeep Krohe, Architectural Committee
Stephanie Lawson, Social Committee

Architectural Review Committee

Update on Schneider House:

We welcome the Schneiders to the neighborhood! They have moved in.

Lot 36:

The owners have indefinitely postponed any development.

Lot 33:

Potential purchase. Property has been perked. Estimated closing in January 2027.

Maintenance Committee

Mowing – positive feedback has been received regarding Jonathan Saunders mowing along the roadside. There will be one more mowing this season.

The entrance sign frame is deteriorating. Frame design by Doors and More is underway.

Leaf clearing will be done by Mr. Saunders once all of the leaves have fallen. Typically, this happens around Thanksgiving.

Road resurfacing – Brian Heatwole has been in discussion with Roanoke County. He will contact Franklin County after the first of the year.

Budget Report

Brian T. indicates that all HOA dues have been received. We have no outstanding bills at this time. Budget looks good.

Calendar

Save the date!

Our winter party will be held on January 8th. We are requesting a volunteer to host the party this year. Social committee will provide paper products and soft drinks. Attendees will bring a dish to share. This has been very successful and fun in the past. If you would like to host the party this year, please contact me or Stephanie Lawson at stephanielawson777@verizon.net. We look forward to another opportunity to gather with neighbors. More details to follow.

Discussion

Clarifications on homesite construction/improvements:

The Board has unanimously voted support for interpretation of existing covenants on tree cutting for new/existing homes to include limits on tree cutting intended to improve views from a home. In general, some, but not all, trees in the rear of the house may be requested for removal to enhance a view. Any such plans for tree removal to enhance a view require (per current covenants) review by the Architectural Committee, especially for trees more than 10 inches in diameter, and removal-for-view will be restricted to the rear (away from street) of the house site and shall be no wider than the house width. Dead or dying trees, especially when posing risk to a home or structure, may be removed. Advance notice to the Board or Architectural Committee is still requested for removal of dead or dying trees.

The setback for any structure from the road front is a minimum of 75 feet from the middle of the road to the nearest front of the structure. This 75 feet distance is based/calculated by the wording of our HOA covenants: "No building shall be located on any lot nearer to the front lot line than fifty (50) feet." Since VDOT has a total right-of-way width of 50 feet (measured from lot line to lot line - 25 feet from the road centerline), the minimum setback distance can be determined by measuring this 75' feet distance from the center of the street in front of the property.

In light of current drought and fall tinder available, homeowners are reminded of the covenants and county ordinances AGAINST any open burning or unattended fires.

Meeting adjourned 7:15 p.m.