

Date: 10/20/21

Roll Call

Attendees: John Radgowski, Bekki Rice, Lauri Efremidis, Andrea Amentt, April Morris, Glenn Harris, Jeff Hopson, Cheryl Joynt, Shane Shamblin, Keith Kronfeld, Erin Roe

Not in attendance: Pool committee member

Member Forum Open Questions

No community members in attendance.

Committee Highlights

Social Committee REVIEW CONFIRMED

Accomplishments this year (April):

Santa for pictures, lights fest, Super Bowl, Summer Kickoff, Fall Fest

Marketing Director helps with budget for bigger events—open to public for that reason

Mother's Day drop off from Jeff Hotel, Bourbon & Cigars, Egged, Boo's for neighborhood

Began live concert band series-2 so far and well attended; bands were neighbor bands

Teen night + Hallowtween + haunted trail coming up

Welcome committee = new subcommittee composed of 3-4 members, doing scavenger hunt to introduce to neighborhood; will carry over to 2022

Food trucks continued, may slow down in 2022, still draws positive attention

Farmers markets meet & greet

Tried to have something for everyone (events-wise)

Plans for 2022 (Laurie):

Positioned well continue to execute standard events

Modifying holiday events because of busy season for all

Moving holiday party to Jan since is less busy month to increase participation + get more volunteer help; large portion of the budget; winter wonderland theme

Staple events will be repeated (holidays)—will likely keep time slots which made planning much easier; got great feedback; partnering with Miranda on lights fest

Implementing subcommittee based on season to alleviate volunteer workload; volunteer subcommittee—doing a survey and having a volunteer coordinator

Moving forward with Welcoming Subcommittee with info packet & goodies for new residents

Soliciting sponsors for events is time consuming; want to grow budget to align with neighborhood expansion; would like \$34/year per household (total)

Modifications Committee (Shane Shamblin) REVIEW CONFIRMED

New committee members: Glenn Harris, Keith Kronfeld, Shane Shamblin, Cheryl Joynt, Glenn Harris

Goal is to understand some of the established precedent

Learn software and how to navigate

Identified improvements: streamline process so residents can file and feel like getting timely response from ARC; but are learning and open to suggestions for improvements

Started slack channel for internal-committee communications; communication is key.
Assembled SmartWeb software navigation guide to review applications and history.
Spent time driving through community to understand what looks good and is appropriate.
Also communicating with Bekki.
Making system and process updates, e.g., process automation via HOA site—deliver digital form so is user-friendly vs. current highly manual process. Include sample submittals to reduce confusion from residents. Want to improve information for residents to make it easier and more transparent.
Have approved quite a few requests; working through the current pipeline.

Clubhouse Committee (Erin Roe)

Rentals and gym access going smoothly. Great team on committee.
Steady stream of rentals through main clubhouse; NewMarket is less because is smaller.
Expenses, upgrades needed: are seeing some requests for for-profit rentals of clubhouse; telling people no (for now). Need to determine go-forward approach.
Andrea: get many questions regarding when is developer turning over HOA, but as far as all concerned we are acting more as a stand-alone HOA because we manage all committees and all are active. Will take a lot more coordination among committees. E.g., learned with concert series that we should know when sprinklers coming on. Need to determine guidelines for these types of things plus process and insurance implications. Likely need another committee to pursue this. Tricia volunteered to ask other HOAs how they go about doing for profit rentals.
New members and some leaving at end of 2021. One new member will coordinate market events.
Holiday market will be Small Business Saturday (weekend after Thanksgiving) or December 12 will coordinate with Social Committee.
Question about sound system Pool committee looking into new sound system for pool deck, but existing system in clubhouse will remain. Simplifying pool sound system—will come out of existing pool funding. Pool committee has not spent any money outside of umbrellas.

Digital Committee (Tricia) REVIEW CONFIRMED

Investigating implementing password-protected “resident only” section of website because of increased events and security concerns. Likely to implement this in early 2022.
Acknowledged residents are still using Facebook social chatter page to try to find information; will likely not solve this issue, but standard cadence if this happens should be to direct them to HOA website, but NOT speak on behalf of HOA on social channels.
Recommendations on website user experience—Andrea will send to Tricia; Tricia requested any changes are welcome so residents can easily find the information they seek.
Tricia outlined process for vetting people who request to be added to HOA distribution list—they are vetted against Chesterfield County real estate records; if no record of ownership is found, proof of ratified sales contract is requested. This is for security.
Addition of neighborhood business page has been well received.

Pool Committee (Andrea)

Did RFP for pool, but unsure if due diligence performed around requirements.

New pool chair should be determined this week; meeting Sunday.

Will work on swim team—Andrea will make sure practices will alternate so pool use for other resident use is not compromised (last year was 4 nights per week).

Discussion around “buying in” to swim league; but swim team is their own entity, not under HOA—a funds for swim team are managed separate from HOA.

May see increase in pool budget for cleaning and/or painting prior to pool season. Have noticed rust, cobwebs, etc. during walks around pool and especially pool bathrooms.

Grounds Committee (John R.) REVIEW CONFIRMED

Accomplishments:

Dog park gate & trash cans have been taken care of.

Repaired NewMarket trail this year (temporary fix).

Access road in Greythorne around trails—new balisters installed and retention pond trail was widened/combined.

Pool fences were fixed.

New kayak racks installed; existing ones stained.

Dead trees taken down; still a few on to do list.

Recruited new committee members. Focusing members on specific duties (e.g., arborist, kayak racks).

Lots of work on RFP for new irrigation company, pond, arborist, and dog waste companies.

General theme: positioning for good productive 2022 year.

Would like to create a 3-year plan because not all activities need to be performed annually—so all is on budget radar.

2022 budget is large because there are several projects to complete; 75% of budget is recurring primary monthly services; 25% is necessary improvements. \$62,000 of improvement recommendations not included in budget.

Andrea: grounds don't look the way we would all like them to look. But we need to create scope of work especially as our community expands—grounds scope has never increased to accommodate new areas of the community. This year created new scope of work so can bid out to multiple contractors and ultimately get community to where it should be. New contractor should be substantially better for not a huge incremental cost; budget will be adjusted accordingly. Sell more per square foot than other comparable communities, so grounds should be on par.

Categories:

Recurring monthly services: landscaping, cutting, weeding, irrigation, pond maintenance, dog waste (there are different providers for these), mosquito tunnel surveyance

Necessary Improvements: cleaning up fence along Woolridge; arborist has flagged trees that should be taken down and recommended changes to other vegetation; permanent repairs to NewMarket trail and gravel to bridge on Graythorne; dog park mulch is omitted from budget because want to see if can woodchip trees that will be taken down into mulch to save money.

Additional service recommendations: routine arborist contract so is more steady state; regular fall mulching (omitted for this year); Graythorne trail re-route (from trail to reservoir—also omitted).

Andrea: Changes to grounds spend will vastly improve the aesthetics of the community to reflect what all residents desire. But net spend is not expected to expand the overall budget substantially (through vendor negotiations, etc.)

Will be having a grounds meeting after awarding new contracts.

Finance (Jeff) REVIEW CONFIRMED

Planning on having more meetings in 2022.

Not a lot of work for a full committee—mostly making sure budget is on target.

Busy season for finance with budgeting for 2022.

Andrea:

Still looking at kayak launch; had investigated launch from shoreline. Want to be safe for people of all ages to get in/out. Looking at floating dock; made progress. Working through licensing agreement. County has not said no; willing to let us expand the footprint.

RounTrey Park—still working through; will include 2 pickleball courts + half-court basketball court, gazebo, playground. Want to make a spot that entire community will enjoy. Danny will contribute to funding. Will figure out remaining funding internally.

Last Call

Asked if any residents joined; none did.

Bekki: If there any problems with vendors, please call her first. Don't discuss contracts with vendors before talking with Bekki. Social Committee is exempt from this. No one is on an island—must work together.

Andrea: Looking at December 2 for HOA meeting. Want to ultimately thank all committee members for working so hard to make our community better.