RounTrey

1st Quarterly HOA Meeting

2/23/2023 @7am-Zoom Meeting

HOA President, Andrea Amentt-called the meeting to order: 7:02pm

Toni Alaimo from New Market Village (NMV) asked about maintenance of the retention pond in NMV, trash and debris? Steve Muth (new Grounds Committee Co-chair) and Andrea responded that the pond is currently owned by the county and they are responsible for upkeep. Eventually, it will be our responsibility to clean up but not at this time.

Toni asked about trails. Andrea explained that the trails in Graytorne, Bellstone and new section will all eventually connect, including New Market South (it will be years down the road but that is the plan).

Toni asked about kayaks/kayak racks. Andrea explained that we have a lottery every year to designate/assign racks. We will ask Chris Antoline when the Kayak Lottery will start.

Melanie from Bellstone asked about the scope of responsibility for Doody Calls? Andrea responded: They come out weekly to empty cans/stations, refill bags, and clean up the dog park area. She asked about a professional sign that was placed about picking up poop near actual poop. Andrea stated that we will send out a reminder in the newsletter about cleaning up poop and leashing dogs around the neighborhood.

There was a question about a play area in NMV (on chat)? According to the master plan, there is no common area in NMV to place a playground. New Market South (between NM estates and NM) will have play areas added.

Josie & Brian B. on Zoom: Notice about curbside recycling being discontinued? Andrea answered: We pay for curbside recycling and this service will continue. We pay for 1 can per family.

Toni Alaimo (in NMV) also asked about a fence around ACs? Andrea answered: She may need to talk to her builder because this has been required in our neighborhood. Covenant should say it's required to have the fence around garbage cans and AC units. Bekki will confirm this.

Toni Alaimo stated she wanted more activities and asked how should she “go about doing that”. April Morris, Co-chair of the Social Committee, explained, as she did to Toni at the last social committee meeting, that the budget and events are scheduled for the following year from August-November the previous year. Andrea suggested that Toni volunteer her time to chair or participate on the committee to run the events/activities she would like to see.

Maria Lent from Graythorne stated that the gravel added to the trails are very nice and wondered if it would be extended on the trail to even it out even more? Andrea agreed that there are low lying areas. Landscaping company will eventually get to adding more once other projects have been completed. It is required to work with the county in order to get it done which takes time.

Crystal NMV, on Cedarville Dr. has rocks, dirt and gravel along the sidewalk and around the pond area. Will it be cleaned-up? Andrea answered: Before the ponds become ours (from the county), it should/will get cleaned up

POOL COMMITTEE UPDATE:

Meagan Arline, Pool Chair gave update:

- working to get new key fob set up, holding off on new access until it’s set up

- will be attending next social committee meeting to discuss collaboration for summer activities

- Andrea added that they are working with vendors to improve the RounTrey pool bathroom by adding in nonstick tile to look like hardwood.

- waiting on NM bid for key fob

- pool committee will not be doing pool cards or access. Bekki will be sitting at the clubhouse to register new and old families for the new key fob.

- the key fob will give access to the gym, pool and clubhouse rentals. Every family will be given 1 key fob, additional ones will be for purchase

- guest passes will be handled by ACS

- NM check-in area has been updated since last year by Andrea

- lifeguards will not have access to the clubhouse this year. They will have what they need outside

MODIFICATIONS COMMITTEE UPDATE:

- no one to report

- Andrea reminded neighbors that if you want to make a change, go to the HOA website and it will walk you through the process.

- it will take up to 30 days from submission for modifications team to approve it

- fence or pool, will require a 2nd review due to concern about easements and tree preservation area. Board person will need to approve it.

- make sure to follow all steps to fill out the applications completely before submitting

GROUNDS COMMITTEE:

New Co-Chairs: Steve Muth in Graythorne Section and Market Campbell in New Market

- Feb28th, trees will be removed and several large trees and stumps James River

- March 1st, dog park will be chipping debris <6inch diameter

- March 2nd, RPA (protected area) chipping debris into dog park

- March 3rd, RPA clearing out vegetation, spreading out wood chips in dog park

- Cones and signs 8am-5p blocked off

- Floating kayak docks are in by the reservoir

- Area in NMV-lights will be repaired

- Slide and bench replacements have been ordered for Barkham’s playground but will be delayed

SOCIAL COMMITTEE UPDATE:

April Morris, Co-chair provided update:

- Looking for new committee co-chairs. Laurie and April have been co-chairs for several years and are ready to step down. No one within the committee wants to take the position. There will be an info meeting on Feb 28th to find replacements. Current co-chairs will be stepping down by June 1st regardless.

- great upcoming events that will continue to focus on quality vs. quantity

- explained again how events are planned and budgeted

CLUBHOUSE COMMITTEE:

Andrea gave update, committee chair was unavailable

- looking at repairing floors this year in NM and RT, especially

- reminded that children in the gym can be dangerous, manufacturers have age restrictions

- vandalism is going on-clogging toilets. When toilets/floors have been cleaned up, they are being reclogged by the next morning. Tweens are doing this.

- kids have unwired the exit button and residents have gotten stuck/locked out

- cameras in the clubhouse and gym will be installed. Key fobs will also track activity going in and out of the clubhouse/gym

- cameras are more cost effective when compared to cleaning up and repairing the vandalism

Matt Schoner had a question: Wear and tear from rentals-cost of maintenance vs rental cost? Andrea/Jeff (finance) will look at restructuring the way we are doing things so we don’t have to keep replacing things. ACS West will now be holding residents accountable, not fellow neighbors on the clubhouse committee. ACS will now take over managing the clubhouse. Jeff reported that $20,800 is from last year’s clubhouse rentals.

FINANCE UPDATE:

Jeff Hopson gave update:

- homeowner count predicted 910 at this time, we are currently at 929 homes.

- January was a slow month, usually 10-12 closings/month, we only had 3 closings. Will need to keep monitoring it closely.

- considering moving our reserve into CDs to earn a higher interest rate. Will be working together to look for options for a step rate plan.

Andrea:

Social Committee’s Charter has been updated, including the number of members and sub-committees. Motioned by Jeff, 2nd by Steve Muth. Bylaw update is accepted.

Meeting adjourned at 8:11pm