

Marthas Landing HOA Meeting Minutes from 2-18-17

Tom, Kirk, Paul, Kathy, Kai, Carla attended

Old Business:

*Deck Repairs/replacement & top coating, the A, B and G buildings that were already painted also have had all the decks done. The remainders of the buildings on campus are having decks worked on as weather permits

*FHA Approval done and valid through 12-13-18 which now provides an additional option for financing for those trying to sell their units 😊

New Business:

*Parking, residents who have multiple cars are not only taking up their own assigned spots but also parking in Visitor or fire lane or other's spots. We have not much of an option to resolve this issue.

*Owners are renting or selling their extra parking spots. Please post an ad or contact Tom Gish Jr so he can link you up with interested parties.

*We will begin to monitor Visitor Parking because most always it is full with resident's cars, one warning will be issued and then you will be towed. VISITOR PARKING IS ONLY FOR VISITORS

Please DON'T PARK in the Fire Lanes AT ALL you will not be warned, you WILL be Towed!

*The Clubhouse has been wired for the new key fob system and the new key fobs will be distributed within the next 60 days. We must

coordinate training on the system for the Board and our Property Manager. Stay Tuned ! 😊 Note: once the key fobs are issued they will very closely monitor activity in our clubhouse, lots of damage, stolen property, not showering before entering the pool and hot tub etc. has happened over the years and we want to curb that if not eliminate it. Fines will be assessed the FIRST time we observe an offense your card key may also be disarmed so you will not have access to our clubhouse and length of time will have to be discussed by the Board.

*Painting the exterior of the rest of the buildings on campus will begin as weather permits Spring/Summer 2017. The Board requested that we get bids from some other companies as we received a lot of feedback that the quality we wanted to see was not quite up to par by Lower 48. We need bids ASAP so that we can get on the paint company's schedule as they book up quick when the weather starts getting nice.

*We are looking at having the breezeways and stairs pressure washed

*The breezeway lighting is being replaced one building at a time with power saving LED lighting. You can check out A building for an example of what to expect. This will include the carport lighting as well.

* Gutters: checking hot spots and will have regular maintenance, please report any failing areas you notice including waterfalls so we can address those. We had a company propose a resolution for the clogged gutters and downspouts based on the pine needles, leaves and pinecones etc. and will discuss this again soon.

*Tree's around the clubhouse hanging over the roof and up against the building causing erosion, gutter failure and damage. Being addressed as needed.

**We are inching closer to applying for a loan to take care of a few big ticket items such as the roofs, paving/blacktop of parking lot and cement curbing, fencing on the East and South fence-lines on campus.

*We obtained an estimate to redo the bathroom shower stalls and floors in the clubhouse with non-slip/abrasive tile. The go-ahead with this remodel project will be discussed at the next meeting.

Discussed delinquencies and one unit that is in foreclosure, it was decided to wait 2 to 3 months to see how things proceed rather than spend the money on legal action that may or may not be advantageous to us. Delinquencies are way down from what they have been for many years. Very few if any empty units on campus. (Just B107)

HOT TOPIC:

If you reside in an Upstairs Unit please be aware that you may not notice the volume of your movement ie: walking hard/flat footed, running, stomping, slamming doors, drawers, closets, toilet seats, dropping heavy items (accidentally or otherwise) moving heavy furniture, children jumping on floor or furniture or rough housing, pets running, including up and down the outside stairs etc. **but the volume is X 10 to your downstairs neighbors! The building shakes and windows rattle. Please be respectful and accommodating and make adjustments to lifestyle to be considerate of our neighbors. Please do everything possible to minimize extra loud activity. This means any hour of the day or night, not just “quiet hours” (Quiet hours:10pm to 8am).

*PET POO: Homeowner Dues are what pays for the dog poo bags and a volunteer keeps them filled in the stands around campus. You should purchase your own dog poo bags but are also free to use the ones in the stands if you need one. A lot of pet owners still do not pick up after their dogs, can you imagine that?? Even if there are no bags in the stands, you are **required** to pick up after your pet. Please report to our Property Manager anyone not following these rules.

Great News is that our unit fair market values are way up and we are able to pay for the improvements to keep the values rising! 😊

**ANNUAL HOMEOWNERS
MEETING; SATURDAY MARCH
25TH AT 10:00AM; ALL ARE
WELCOME, HOMEOWNERS
SHOULD BE SURE TO ATTEND!!**