

March 2022 Meeting

Persons in Attendance: Board members - Gretchen Bobst, Cody Honse (absent), Denis Mingallon (absent), Kevin Buck, Scott Sharrock, Joe Harwood.

HOA Members – Rex & Denise Browning

Old Business

Financial - HOA Dues

13 homes x \$123.48=\$1,605.24 (2021 dues in full)
4 homes x \$23.48=\$93.92 (2021 dues increase only)
4 homes x \$223.48=893.92 (2020 & 2021 dues)
1 home x 343.48=\$343.48 (Dues from 2019, 2020, 2021)
1 home x 198.48=198.48 (Dues from 2020 & 2021)
\$3,135.04 total yet outstanding

Tax returns for 2019-2020 update – Due to Covid issues, back taxes for 2011-2020 have not yet been completed. 2021 taxes are with Accountant and are due out by the end of March. Accountant plans to have all completed and sent by the end of March.

Back tax returns have been sent to IRS. 2021 taxes were picked up, signed, & sent April 17, 2022.

Dead tree in Norfolk/Dartmouth common area – Mid-Ohio Tree has been contacted. Scheduler got contact information for homeowner at 23 Norfolk, since they will need to access tree through her yard. Due to heavy amounts of rain and snow recently, removal date is yet to be determined. *Tree was removed in May 2022.*

Common Area Maintenance (25 Cambridge Ct., 91/101 Otterbein, & 91 Dartmouth Dr. - Kevin & Joe offered to go look at those areas and see what needs to be done. Brianna McCullough mentioned that her landscaping service would be interested in submitting a quote for cleanup.

Gretchen will contact Brianna for a quote on cleanup.

Common area flooding on Dartmouth/Norfolk – Joe said that he and his next-door neighbor hand-dug a small trench to help guide the water coming down the hill out of the common area to the pipe leading under Norfolk/road. This is a temporary fix. More consideration is needed on this issue to determine what further measures can be taken come spring. *This issue is ongoing.*

New Business

Financial

Checking as of 3/8/22– \$8,615.49

Savings as of 3/8/22 – \$6,819.93

Bills Paid

- \$70.00 for yearly PO Box rental
- \$502.95 for 1st Half Common Area Property Taxes

Anonymous letter with Concerns - After the December 2021 meeting, a letter was received expressing concerns about rental properties within the HOA area, an RV parked for the off-season within the HOA and overgrown shrubbery on Otterbein impeding use of the sidewalk.

The issue of rental properties within the HOA has already been discussed. The RV parking issue was discussed at the December 2021 meeting. As per Article VI, Section 7 of the HOA covenants, “private automobiles and recreational vehicles may be stored in a garage or parked in a **paved** driveway”. According to Village

ordinances, vehicles must be operable, have a current license/registration, and being used. As per Village ordinances 1355.04 and 1175.08, "outdoor storage of inoperable, unlicensed, or unused motor vehicles, or trailers or parts thereof on a lot, for a period in excess of seven (7) days is prohibited. Said vehicles stored on the premises must be stored within a building so as not to be visible from any adjoining property or public street. No vehicles shall at any time be in a state of major disassembly or repair, or in the process of being dismantled or stripped. All such repair work shall be conducted within a garage or other structure so as not to be visible from any adjoining property or public road. In the off-season, boats or recreational vehicles which have not been moved for a period of eight months or more, or have registrations that have been expired for more than eight months, must be either removed from the premises or stored within a garage or other storage building on the property." Ordinance 1175.08 states: "The provision of these regulations shall supplement any and all laws of the State, ordinances of the Village, or any and all rules promulgated by authority of the law relating to the purpose or scope of these regulations. When the requirements or provisions of these regulations differ with the requirement of any other lawfully adopted rules, regulations, or ordinances, the more restrictive regulations shall apply." *In other words, if the HOA covenants are the more restrictive regulation, compared with village ordinance, it is the HOA covenants that apply.*

RV issue will be monitored for compliance.

A letter was sent to the Otterbein homeowner requesting that the overgrown shrub be trimmed. Letter was returned to HOA via USPS because the property was sold to a new owner, and new owner removed the offending shrub (without contact from HOA).

Other Concerns

With the advent of warmer weather, please keep an eye on your pets and be a considerate neighbor. We have had complaints of dogs being left outside for extended periods of time that are barking non-stop, leaving their yards to relieve themselves in neighboring yards, or becoming intrusive or aggressive with neighbors, neighbors' pets, or service personnel working at neighboring homes. Lexington does have a noise ordinance and a leash law, and homeowners can contact the village, local police department, or Dog Warden about excessively barking, intrusive, or aggressive dogs, if they feel the dog owner cannot be approached without causing conflict.