



Hello Neighbors,

We hope you are healthy and doing well. We are writing to notify you of our annual meeting that will take place on Sunday, February 28, 2021, at 4:00pm. This meeting will take place on the Zoom platform. We will try to keep the meeting to 30 minutes, but if it runs longer, you may need to login again using the second Meeting ID below.

4:00 – 4:30pm Meeting ID: 857 1373 2633

4:30 – 4:00pm Meeting ID: 823 2734 5392

Passcode: UEHOA

Attached are the following documents:

1. February 2021 Annual Meeting Agenda

Please review the content ahead of time. There is an especially important topic we would like to discuss at this meeting, which is an amendment to our Declaration to eliminate dues assessments and voting rights for vacant and unbuilt lots. To be clear, if passed, these lots would still be subject to all UEHOA conditions and restrictions. The amendment is attached.

2. Vote to amend the Declaration to waiver dues assessments for vacant and unbuilt lots.

This is requested back by Monday, February 22, 2021.

3. 2021 Board of Directors Voting

This is requested back by Monday, February 22, 2021.

Prior to the annual meeting, please mail or email the two votes attached.

Email: universitystates.hoa.board@gmail.com

Mail: UEHOA, P.O. Box 582, Athens, OH 45701-0582.

Please email us if you have any questions at: universitystates.hoa.board@gmail.com

We greatly appreciate your continued support!

Sincerely,
UEHOA Board

February 2021 Annual Meeting Agenda:

1. ELECTION OF CHAIRMAN

- Attachment: 2021 Board of Directors Voting

2. CALLING OF THE ROLL

3. PROOF OF NOTICE OF THE MEETING

4. READING OF ANY MINUTES

5. REPORTS OF OFFICERS

- **President**

- **Last year the board hired attorney Bryan Everitt with Dagger Law.**
 - Bryan attended our annual meeting last year on January 21, 2020.
 - Bryan was hired to ensure the HOA was operating legally and within our Declaration and Bylaws.
 - During this process, we uncovered that Walnut Court (Phase II) was never legally filed to be included in our HOA.
- **Officially added Walnut Court (Phase II) to the UEHOA**
 - Once we discovered that Walnut Court was never legally included in the HOA, we worked to fix this per our Declaration, and sent ballots to Phase I owners for approval to allow Phase II owners to join. We received the appropriate 2/3 approval vote from Phase I owners and invited Phase II owners to join.
 - All current homeowners in Phase II (Walnut Ct.) elected to join the HOA.
- **Adjoining Unbuilt Lots**
 - We also uncovered an amendment to our Declaration that homeowners who own adjoining lots, “continuous and contiguous to the residential lot for the purpose of adding additional land but not for the purpose of building thereon”, are considered non-developmental lots, and homeowners association fees are waived. This also means those homeowners only have one vote moving forward, instead of the number of lots. Beginning this year, we will properly assess the lots for these homeowners.
- **Architectural Review Committee (ARC)**
 - We have new committee members and are always willing to accept more if you would like to apply to help!
 - Current committee members are: Charity Wilhelm, Bill Kortier, Ryan Phillips, Amber Gokkaya. They can be contacted at uearc21@gmail.com
 - Reminder that any exterior modifications must be approved by the ARC committee (a few examples include painting, additions, decks, fences, pools, etc.)

- **Treasurer**

- **2020 HOA Financials (12/21/20)**

- Checking account balance YTD: **\$9,907.01**
- Income **\$8,612.50**
- Expenses
 - Legal: \$6,504.82
 - Accounting: \$1,391.60
 - Beautification/Improvement \$2,334.63
 - Operations (bookkeep, mail) \$379.48
 - Insurance \$1,425.00

\$12,035.53

-\$3,423.03

- Net Income
- **2021 Dues**
 - 2021 Dues Assessment
 - **Phase I assessment (39 lots): \$250.00**
 - **Phase II assessment (19 lots): \$75.00** (*locked period: 2021-2023).
 - Prior Dues
 - 2020 Dues: \$125.00
 - 2019 Dues: \$250.00
 - Explanation
 - We believe the above dues are necessary in 2021 to protect the HOA so that we can continue to enforce the neighborhood conditions and restrictions. The proposed \$250.00 dues would mean \$10,275.00 in 2021 income.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- **Vote to amend the Declaration to waiver dues assessments and voting rights for vacant and unbuilt lots (vote is attached).**
- **Safety**
 - We have discussed speeding concerns in our neighborhood for several years, and finally have a solution we have discussed with Mayor Steve Patterson. The solution the Board would like to move forward with, assuming support from the neighborhood, is placing large concrete flowerpots at the street intersections on University Estates Blvd. This essentially creates a miniature roundabout, and forces vehicles to slow down to go around the structure. We have a few examples we will share during the meeting.
- **Front Entrance Plan**
 - In the spring we worked with The Falls Apartments to landscape the front entrance beds, clearing weeds, installing weed cloth, and placing new plants and mulch.
 - The board has approved plans in 2021 to rebuild a brick guard shack, with concrete posts for protection, with financial support from The Falls apartments. This will recreate the grand entrance that we used to have and be beneficial long-term with low maintenance for that area.

8. ANNOUNCEMENTS

9. ADJOURNMENTS