University Estates HOA Executive Board Meeting

Sunday October 24, 2021 6:30pm

Location: 99 University Estates Blvd

Attendees: Austin Phillips, John Wharton, Dee Morgan, Jim Strode, Julie Torski

1. Neighborhood Events
	1. Halloween
		1. Neighborhood Trick-or-Treat to be held Sunday October 31, 2021, 5:30-7:00pm
		2. We will distribute flyers again this year with balloons to attach to mailboxes to easily identify who is participating. Flyer will encourage creativity to minimize close contact due to the ongoing COVID-19 pandemic.
		3. Ryan Phillips and Julie Torski to distribute flyers/balloons early this week
	2. Visit with Santa Claus
		1. Sunday December 12, 2021 on Walnut Ct. Austin to dress up as Santa to visit with neighborhood children. Weather permitting, will set up outside with canopies, refreshments, holiday decorations, chair for Santa.
		2. A save-the-date will go out with the Halloween flyer
		3. Plan to serve hot chocolate and cookies for the kids, as well as beverages for adults to encourage neighbors without kids to join as well.
			1. Hot Chocolate – Dee
			2. Pre-made cookies – John
			3. Decorations – Julie and Jim
			4. Santa Suit – Austin
			5. Pop-up canopies – John, Julie, Austin
	3. Spring Clean Up
		1. Date TBA
		2. Neighborhood clean up with pizza party afterwards
	4. Discussed efforts to plan more events to add value to neighborhood, so HOA can be more of a positive presence
2. Annual Meeting
	1. Requires 30-day notice to all homeowners
	2. Annual meeting to be held Sunday January 23, 2022 at 6:30pm in person at the clubhouse in the Falls Apartments
		1. John to reserve club house for the meeting time
	3. Notice of meeting to also be included in Halloween flyer
	4. Working to get email addresses for all homeowners to send an email notification of the annual meeting in order to minimize postage costs of a physical mailing notice
3. Finances
	1. Current account balance - $11,445
	2. Phase 2 dues already set for 2022 - $75, Phase 1 dues $125
4. Current Issues/Topics
	1. Update on apartment development at base of the neighborhood on St. Rt 682 (Kershaw Greene Apartments)
		1. Initial proposal approved by planning commission was for two 50-unit apartment buildings (one on each side of the pond). Includes a significant proportion of subsidized housing. Developer now is asking for 2 additional buildings. Total 185 units.
		2. Will recommend additional traffic study in order to justify turn lanes. ODOT requires traffic study to be completed before making any changes
	2. Outdoor furniture
		1. Discussed the importance of consistent enforcement.
		2. Covered under convenant 5.18 (b): The personal property of any resident shall be kept inside the residence dwelling, or a fenced or walled-in yard, except for patio furniture and accessories, and other personal property commonly kept outside, which must be kept in the rear of the Lot and must be neat appearing and in good condition
		3. Restriction differentiates furniture on the driveway/paved surfaces from furniture in the rear lawn (grass).
		4. 81 UE Blvd had a couch in the driveway, which has since been removed. A swing at 80 UE Blvd was also questioned, which is located in the grass (rear lawn of the home) and therefore is permitted.
	3. Mailbox lamppost lights
		1. Not only a nice visual aesthetic, but does create a safety concern when multiple lights are out.
		2. Currently approx. 14 homes are without a working light.
		3. Austin to contact these individual homeowners requesting that they replace the bulb. If non-functional, we have a list of electricians to recommend.
	4. Speeding
		1. Ongoing concern that we have addressed with the city of Athens
		2. There has been a noticeable increase in police patrolling
		3. Spray paint markings have been placed on the street for possible speed bump placement (3 places along UE Blvd). We had previously expressed we favored mini roundabouts over speed bumps. Unclear on the city’s current plans.
			1. Austin and John to contact Mayor Steve Patterson for update.
	5. Guard Shack
		1. Rebuilding plans are deferred until traffic study completed; ideally installation of turn lanes into the neighborhood. Previous guard shack was hit 3 times
	6. Landscaping
		1. John’s workers have been maintaining the front entrance landscaping. Likely need to invest in landscape contract again. Anticipating paying for new plants or bushes in the front beds.
	7. Miscellaneous
		1. Storm drain is missing a grate cover along the main hill, across from bike path entrance. Dee provided pictures to document safety concern. John to contact the city engineer’s office.