

SPRINGHILL HOMEOWNERS ASSOCIATION

MINUTES

Saturday, March 15, 2008

The meeting was called to order at 12:00 p.m. by Vice-President Bill Camire, in the absence of President, Marilyn Fong.

Present: Bill Camire, Vice President
Carol Greff, Treasurer
Tina Piasio, Recording Secretary
Larry Caraccio, Board Member

Carol Greff announced that President, Marilyn Fong, is not able to continue as Board President for personal reasons. Bill Camire, Vice President will move into the position of President, and the Board has appointed Joseph Greff to fill the position of Vice President. **A motion was made by Carol Greff, seconded by Bill Camire; motion passed.** Joe Greff was asked to take his seat on the Board.

The Board, with the approval of the membership, waived the reading of the Minutes from the previous meeting. The Minutes could be found on the website for those who wished to read them.

Crime in our development has increased. The membership was given a sheet of calls to the Police Department since January of this year; 24 calls including home burglary, vehicle burglary, alarms going off, shots fired (from across the canal).

Fox Valley Trail	4 incidents
Guildcrest	6 incidents
Plains Dr.	3 incidents
Sandhurst Circle East	None
Sandhurst Circle North	10 incidents
Sandhurst Circle South	7 incidents
Sandhurst Circle West	None
Woodstone Circle East	21 incidents
Woodstone Circle North	5 incidents
Woodstone Circle South	3 incidents
Woodstone Circle West	2 incidents

PBCSO advised that a “lock down” was put on the properties across the canal which included more patrols, helicopter surveillance and mounted patrol. Crime has decreased in that area; however, we feel it has increased in our area due to the “lock down”. The Board plans to meet with the City Commissioner to discuss this problem and make **our neighborhood safe.**

It is important for the people in the community look out for and report, suspicious cars, suspicious people, unusual incidents in our neighborhood... The Crime Alert Program has been

effective and we should continue to use it to report anything suspicious or a crime that has been committed. This will help keep homeowners aware of any incidents. Solicitors who come to our doors should be turned away. Advise them **“we are a non-soliciting community and you can be arrested”**. **Most important:**

- a. **Keep garage doors closed**
- b. **Do not open your door or anyone you do not recognize.**
- c. **Do not open your door for any solicitors.**
- d. **Report any suspicious persons to the Police Department.**

DRIVEWAYS

Some driveways are in poor condition and need repairs. They need to be pressure cleaned or cleaned with Clorox. President Camire advised we are also responsible for the surrounding sidewalks around our homes. If it becomes necessary, we will hire a company to clean and/or repair the driveways and sidewalks, and charge the homeowner. Notices will be sent out. The homeowner will have 30 days to comply.

LAWNS

Lawns must be trimmed along the sidewalk, the driveway and the street. Warnings will be sent out to those in violation. We will give the homeowners the option of doing it themselves, prior to any action being taken by the Board.

STREET LIGHTS

Some lights have been repaired; however, some will need replacement of components. We have hired a new electrician to give us a full report and estimate.

FINANCIAL REPORT

Bank balance 1/10/08	\$ 5,606.76	
Deposits	\$30,885.00	
Expenses 1/08-3/08	<u>- 2,910.86</u>	
Balance as of 3/13/08	\$33,580.90	
Outstanding Income 07	\$ 3,618.95	
Annual Dues Outstanding 08	\$18,700.00	(68 homeowners @ \$275.00)
Outstanding Balance	\$20,825.00	

Six (6) homeowners are in the process of having liens put against their homes if payment is not received by April 21, 2008. Any fees paid to the attorney are attached to the homeowner.

A homeowner in the area of Woodstone Circle East, who has not been present at previous meetings, questioned the Board as to how the budget was determined with regard to the increase in the annual dues. Treasurer Greff, explained to him all the factors taken into consideration in determining the increase.

FRONT ENTRANCES

After getting estimates from five (5) different sign companies, we have given a deposit to a contractor (\$2,500; balance \$2,892). The lettering will be complete within six to eight weeks. The electrician will be coming to view the entrance and suggest different types of lights that illuminate the sign. The landscaper will level out all the dirt in front of the sign so that each entrance level is the same.

ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE – Larry Caraccio

Larry Caraccio, chairman of the committee provided the Board with an application and informational instruction sheet to be used for any major changes to homes or property. This must be filled out by the homeowners who plan on doing any remodeling to their homes or landscaping. The committee will meet after receiving an application from the homeowner, reviewing the plans, and will come back with their findings. All information received will be reviewed and all potential problems will be resolved, prior to the Architectural and Landscaping Committee submitting plans to the Board for final approval. Information on who to contact will be put in the Newsletter and on our website, www.springhillpoa.com

A motion was made by Tina Piasio, to accept the Informational Instruction Sheet and Application Form to be used by the Architectural & Landscaping Review Committee; seconded by Bill Camire; motion passed.

PROBLEMS IN OUR NEIGHBORHOOD

A homeowner in the area of Fox Valley Trail, addressed the Board about the speeding, fights, fowl language, people screaming obscenities, beer bottles, children screaming, etc., etc., that has taken place in her neighborhood during the wee hours of the morning. Treasurer Greff reiterated that homeowners should tell their neighbors about incidents that have taken place, as well as advise the Board of these incidents, so we can make everyone aware of them through our Newsletter and website. **It is important to keep the neighborhood alerted at all times.** The Board will contact and advise the homeowner of the property of such incidents, and will discuss these problems with the City Commission. Hopefully, the new Rental Application we are putting in effect, which will be given to every homeowner renting their property, will help resolve the type of residents we are renting our properties to. There will be a fee to the homeowner of \$150.00 which will include a background check and criminal history of the proposed renter.

Speeding cars have become a big problem, endangering the lives of our children who play outside. Some discussion took place on getting signs reducing the speed limit. We will look into possibility of having “speed bumpers” put in place when meeting with the City Commissioners.

Discussion took place about protecting the inside of your home from burglaries. Suggestions made for “pin locks” to be installed on sliding glass doors, the installation of cameras, burglar alarms, etc.

WELCOMING COMMITTEE

A “Welcoming Committee” to welcome new homeowners was suggested. Having someone welcome people as well as tell them about our regulations and bylaws, along with giving them the proper names, phone numbers and e-mail addresses of contacts to call for any questions they may have. In order to communicate more effectively with a new homeowner or approved renter, it was suggested that an informational package be given to the Realtor and passed on to the new homeowner at the closing.

Mr. Goslin asked the Board to set a date for the repainting of the strip along the wall. The date was set for the first Sunday after Easter at 1:00 p.m. at the north entrance.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted

Tina Piasio
Recording Secretary