



# Stonefield Maintenance Corp.

## Board Meeting Minutes

June 13, 2011

Meeting called to order at 6:30 pm.

In attendance: Lana Fry, Mary Smith, Eric Ruger, Rebecca Saxton, Bob Johnson

Absent: Chad Pool, Kim Page

Guests: None

### President's Report:

Deed Restricted Community signs to be put up on front entrance signs. Eric will forward catalog to Bob to select signage.

No Soliciting signs were also discussed but the Board felt it would be a waste of money to post and wouldn't be paid attention to.

The acceptable petition form, a sample petition, and instructions to be put on the website for homeowners to use when necessary. Rebecca to provide & send to Andrew Holvek (webmaster) to post.

Need to install metal trash can holders in park. Bob to also see if there's something suitable in catalog coming from Eric. Something sturdy enough to withstand park abuse. Landscaper should be emptying the trash.

Date for Fall Community Yard Sale to be set for October 1, 2011. Because we aren't a Civic Association, Rebecca has agreed to pay for the advertising out of her own pocket. The Yard Sale also needs to be put into the newsletter.

We need to start to include the addresses of homeowners who have yet to pay the 2011 Assessment fees, along with addresses who have a past due balance from years past.

Deed Restriction violators will also start being published on the website along with the total amount it has cost the community to handle such issues. Violations to be noted as well. Last year we spent more on legal fees than landscaping!

### Vice President's Report:

Updating front entrance to be looked into. Everyone likes the rose bushes that are there. Rebecca would like to see the ornamental grasses cleaned up, but we're looking for ideas to implement next Spring.

Dead trees along Old State Road and Parks to be replaced. We are getting pricing on these.

Bob will inspect for Bag Worms. We will treat if any bag worms are seen.

Spraying for bugs in parks – Bob will look into it with Forever Green and see what the cost is / if they are capable of doing this. Eric thinks it's the Appoquin wet lands causing bugs.

There are many sidewalks in the community that are cracked and in need of repair. Bob is getting a quote to repair each sidewalk section which will be billed to the homeowner. By law, homeowners are to maintain sidewalks. Failure to do so is a liability to not only the Stonefield Maintenance Corporation, but also to the homeowner.

Bob presented the idea of creating a "Community Plan" that improves the community in steps / stages over a period of 5, 10, 15, etc. years.

Bob received a quote to replace the wood on all park benches with composite material at \$125 per bench. The Board agreed to move forward with this as it will virtually eliminate all maintenance and also cut down on being vandalized.

The bulletin boards will be installed in both parks before the end of summer. We hope to put community news and announcements on the bulletin boards.

Secretary's Report:

Treasurer's Report:

|                                    |   |             |
|------------------------------------|---|-------------|
| Account Balances: Checking Account | - | \$39,025.70 |
| Money Market Account               | - | \$ 8,399.97 |
| Certificate of Deposit             | - | \$31,034.71 |
| Total=                             |   | \$78,460.38 |

2010 & Prior Assessments: We have 13 homeowners who have not paid their assessments.

|                      |            |
|----------------------|------------|
| They are: 5 Mica St. | \$778.84   |
| 6 Mica St.           | \$438.00   |
| 4 Travertine Ct.     | \$2,519.32 |
| 3 Travertine Ct.     | \$978.84   |
| 227 Olivine Circle   | \$536.39   |
| 225 Olivine Circle   | \$200.00   |
| 217 Olivine Circle   | \$978.84   |
| 204 Olivine Circle   | \$482.77   |
| 25 Basalt Street     | \$441.99   |
| 2 Obsidian Way       | \$441.99   |
| 2 Coquina Ct.        | \$2,300.52 |
| 110 Olivine Circle   | \$778.84   |
| 11 Basalt            | \$238.00   |

These unpaid assessments total approx. \$12,514.34 owed to Stonefield. Judgments have been filed or wage attachments secured.

2011 Assessments: We have 7 homeowners who have not paid their assessments.

|                      |          |
|----------------------|----------|
| They are: 6 Mica St. | \$200.00 |
| 2 Obsidian Way       | \$200.00 |
| 2 Coquina Ct.        | \$200.00 |
| 20 Shale St.         | \$200.00 |
| 231 Olivine Circle   | \$200.00 |
| 236 Olivine Circle   | \$200.00 |
| 3 Travertine Ct.     | \$200.00 |

These unpaid assessments total approx. \$1,400 owed to Stonefield. Our attorney is working to collect these monies now.

#### Architectural Review Report:

There was 1 Architectural Reviews submitted since our last business meeting. The review was denied. It was for solar panels installed on a roof top / in yard, which our deed restrictions prohibit.

Lighting in children's parks: project approved. We are waiting on Delmarva. Work should be completed by the end of June.

#### Deed Restrictions Report:

There have been several new complaints concerning deed restriction violations. One letter will be sent to each offending homeowner. If an additional letter is required, it will come from our attorney with their invoice attached, which the homeowner will be responsible for paying.

There were deed restriction violation letters sent out to homeowners since our last business meeting: 183 Olivine (utility trailer).

Action Items for next meeting: Kim will begin putting together a newsletter to the community which will be issued on a quarterly basis.

#### Pending Items:

Meeting adjourned at 9:15 p.m.

Next meeting: Monday, July 11<sup>th</sup>, 2011, 6:30 pm, at Rebecca Saxton's home.

Lights out on your street?

Please call: Delmarva Power 1-800-375-7117.

Make sure you have the pole number when you call.

High grass and weeds?

Please call: NCC Complaints (302) 395-5555.

Please visit us at [www.stonefieldneighborhood.com](http://www.stonefieldneighborhood.com) for:

Current information (meeting minutes, bylaws, deed restrictions, etc)

Forms for architectural review  
Sending email messages to the Board of Directors