

Partridge Creek North Homeowners Association Meeting Minutes
September 9, 2024
7:30 PM

Present:

Vernnaliz Carrasquillo
Susan Williams
Josh McCoy
JaVon Jason

Michelle Cyrus
Leon McPherson
Kelly Infante

Minutes:

- Minutes
 - We reviewed and approved the August meeting minutes.
- Landscaping
 - Updates on issues tackled in the last month:
 - The fences have been repaired.
 - The goats are around the pond on Thornhill and Creek Bend. They are scheduled to remain there for a total of 20 days.
 - Sprinkler issues:
 - Josh is going to reach out to Marty regarding winterizing the sprinkler system.
 - Marty came to check why the grass at the entrance was dry. He found out that Township had shut off the water to resolve an issue and didn't turn it back on. It has now been repaired.
 - Langford home:
 - Josh investigated adding a drain under Leonard's sidewalk to help the water reach the street instead of accumulating on the sidewalk. AK has not provided a quote. They think this is a leveling issue. This idea was proposed by the sidewalk leveling contractor. Kelly is going to check with the cement contractors who will come later to work on the sidewalks to see if there's anything they can do.
 - Pond maintenance/flooding issues:
 - Ryan, an engineer with Diversified Sites and Utilities walked around the area that is flooding by the pond on Creek Bend. The drain in the area is full of silt.
 - The big overflow drain by the pond where the goats are was found to be covered with debris.
 - We are waiting for him to send us a quote for cleaning the drains and cleaning out the pond where the goats are.
- Sidewalks
 - Kelly is putting together the list of homes that need sidewalks replaced.
 - Once the list is compiled, she will reach out to contractors.
- Financial
 - We have 260 homes that have paid their dues.
 - The total income to date is \$118,463, more than expected as we've been able to recover dues from the homes that were sued.
 - Only 7 homes owe dues for longer than 1 year.
 - One of the homeowners who owe the most has started paying the dues.
- Board celebration

- We are planning to get together to celebrate all our accomplishments and spend time together.
- Vernaliz will create a poll to determine a day when everyone is available.
- Covenant violations
 - Vernaliz reached out to a property management company to see if they can help us address the lack of enforcement of the covenants. She's awaiting a response.
- Complain regarding neighbors encroaching on our property
 - Darryl suggested we hire a surveying company to delineate all the properties that back up to the common areas. This will help identify those homes that are encroaching on our property.

Meeting adjourned at 8:40 PM

Next meeting: October 7, 2024, at 7:30 PM