

# TINKERVIEW TOWNHOUSES ANNUAL HOA MEETING

November 12, 2019

## Cloverdale Church of the Brethren

Meeting called to order by President, Cary Hunley, at 7pm.

Homeowners present: Cary Hunley, Debra Thomas, Joan Shepherd, Robin Green, Brenda Holmes, Scot Finley, Glen Dudley, Deborah Rybitski, Cheryl Green, Charlie Schwallenburg, William and Barbara Hassell, John Girard, Valdenia Caldwell, Ralph Owen, Eva Woods, Diane Anderson, Susan Johnston, John Clemmer, Shirley Hood, Hazel Weathers, Karen Thomas, and Wanda McRoy.

**The HOA telephone number is 540-494-3195**

**HOA email address: [tinkerviewtownhomes@yahoo.com](mailto:tinkerviewtownhomes@yahoo.com)**

**HOA dues are owed on the 1st of every month, with a grace period until the 10th of every month. On the 11th day of the month and thereafter, a \$25 late fee will be applied to the ledger of the unit.**

Cary Hunley reported:

- Positions 1, 2, 3, 4 and 5 were up elections. There was no quorum present therefore; the Board will serve fiscal 2020.
- Financials comparison for November 2018 and 2019.

As of November 13, 2018:

- Operating Account - \$14,456.55
- Reserve Account -\$ 28,635.30

As of November 12, 2019:

- Operating Account - \$9,445.15
- Reserve Account -\$ 54,082.44

- In February 2019, the Board made the decision to turn the bookkeeping responsibilities over to a third party, Preferred Business Services (PBS). Robin Green is the liaison between the HOA and the bookkeeping services.
- Vinyl siding has been installed on 10 units on the lower level, 3 sides, and 3 sidewalls. We have a 3-year plan (2019-2021) to complete all siding on the fronts of the lower levels.
- The Board has set a goal of 3 more units to be sided before the end of 2019; the goal for 2020 will be 6 units; most siding installations will be the 3 bedroom units.
- Repairs were made throughout the community on smaller items, carport ceilings, guttering, screens, for example, etc.
- Several drains throughout the community were cleaned out.
- Minor tree work, pruning and debris has been cleared throughout the community.
- Sprayed the fronts and backs of the units, as well as the hill up at the villas.
- Pressure washed select units showing signs of mildew on the lower level.
- No dues increase; no assessments. 2 bedroom units will continue to pay \$85 monthly, 3 bedrooms and villas are still paying \$94.
- Alluring Landscapes will continue lawn maintenance for 2020.
- Ice melt will be applied before inclement weather sets in throughout the entire community.
- Gutters will be cleaned at least two times in 2020; Glenn Dudley is lining up the second gutter cleaning of 2019.
- Satellite dishes are becoming a concern throughout the community; some units have as many as three satellite dishes on the rooftop of the unit. Please refrain from rooftop satellite installations. The Board has received several calls regarding roof leaks; the majority of the time, the leaks are being discovered around satellite dishes. Glenn Dudley will work with Blankenship Roofing and the unit owners during 2020 to remove satellite dishes that are no longer being used; this will prevent interior damage to units due to roof leaks, and improve the looks of the community as well.

- Scot Finley has been assigned to oversee the collection of units in arrears. To date, the HOA has filed a total of 3 Warrant-In-Debt notices with the courthouse in Fincastle, VA. 2 cases, the court decided in favor of the HOA; the remaining case went into bankruptcy.
- The HOA will be filing at least 3 more Warrant-In-Debt notices before the end of year.

Open Forum:

- Barbara Hassell suggested ID on buildings or signs to help visitors find buildings. HOA will be looking into this. Great idea!
- Mrs. Hassell also suggested a playground for the children in the area. Although the HOA thinks this is a great idea the liability that this would carry would be far more expensive than the HOA could afford.
- Several individuals have suggested the idea of automatic monthly drafts. Robin Green has reached out to the bookkeepers concerning this and at this time, they do not offer it. The HOA will keep you posted if anything should change.

Other Business:

- The Board voted 4-0 on Brenda Holmes to the open Board Member position via e-mail on November 13th, 2019.
- We hope to have tinkerview.org up and fully functional by the December meeting; a prototype is up now and is currently under construction for those who wish to visit.

The next meeting will be held December 17, 2019 at 7 pm at the Cloverdale Church of the Brethren.

Meeting was adjourned

**“This is your community! Whether you own or rent! Let us all take pride in the way it looks!”**