

Mill Creek South Homeowners Association

Minutes of the Board Meeting,
Dec. 4th, 2007,
President Scott Walk's house

The meeting was called to order at 7:07 PM. Those Board Members present were: Scott Walk (President), David Robinson (Treasurer/Website Chair), Jenny Robinson (Secretary), Jenny Commins (Social Chair), Chip McElearney and Sally Mank (Architectural Review Board). Homeowners present were: John and Dell Erwin, Tammy Walk, Tom Raney and Michael Swanberg.

The minutes of the meeting from November 2007, were approved.

Treasurer's Report: David Robinson (Treasurer) reminded us all that the HOA dues bills will be sent out to residents on January 1st and will be due February 1st. He also said that he'd e-mail the Board the financial report.

ARC Report: Sally Mank reported that the Architectural Review Committee met on November 17, 2007. Three applications were received and reviewed. Two applications were approved: one for a shed at 1761 Stoney Creek Drive and one for an iron handrail for the front steps at 1525 Stoney Creek Drive. One application, for a shed at 301 Starcrest Road, was returned to the applicant for revision and clarification.

Grounds Report: Craig Lindquist was absent from the meeting, so there was no report. Scott Walk said that he'd go by the home near where there is a cable hanging across Bent Tree.

There was concern expressed about erosion behind John & Dell Erwin's home on Arrow Wood, specifically the 8-foot deep kettle hole. There is runoff from Stony Creek Drive as well. With the concrete spillway there, the water is not being absorbed as it should be and an area has been gouged out in the woods and has a sinkhole appearance.

The board had approved (by e-mail correspondence between board meetings) contracted work to be done by a landscape company to repair the kettle hole and prevent further erosion, but the Erwin's did not give consent to the equipment being brought across their property to do the work. Scott Walk and Michael Wheelwright will meet with the Erwins and the landscape company representative to go over more precisely what work will be done and how they will access the erosion problem. The board assured the Erwins that no work would be done without their prior approval.

Once the kettle hole is repaired, baffles will be installed on the runoff channels leading into that area to slow the water down before it reaches that point.

On the topic of reducing the mowing, it was suggested to just have the mowers mow the 10 feet of shoulder next to the roads, but no proposal was voted on. At our Annual Meeting in March, all residents who show up can express their opinion on specific "mowing zones". The Board still likes the idea of increasing the wooded areas in our neighborhood, as it will save money, be environmentally friendly, create a greater buffer between MCS and Biscuit Run and help with erosion control. No one has contacted a govt. agency or other group for a deal on trees to reforest the area yet. David Robinson suggested planting hickory trees along with a native species of ornamental grass.

Social Chair Report: Apparently, the Halloween Bash/Fall Festival at the end of Shady Grove was a success! Kids & grownups alike had a great time. We will be doing a playground dedication in the spring as it will be beautiful then and we can really do it right.

Website Chair Report: As David Robinson is also serving as the Mill Creek South Treasurer, he mentioned that he'd really like to find a volunteer resident to update the website. Knowledge of Dreamweaver or Contribute is helpful. David will train you. Any takers?

General: Scott Walk had contacted the Lake Reynovia president about a possible buy in from Mill Creek residents to use their pool and tennis courts. Our request was denied as their Board is concerned about liability.

Scott Walk and David Robinson are heading up our new "Mailbox Repair Team". Repairs range from \$25 for a simple mailbox repair (straightening, painting, new numbers, minor reconstruction) to \$100 for a complete replacement (with a vinyl model). All work will be done by residents (free labor!) and homeowner's costs will be paid directly to MCSHOA. Contact Scott Walk at 434-977-8827 (home) or 434-982-2593 (work) to let us know if you need painting, repair or replacement. A second replacement mailbox was approved so there are now 2 replacement models to choose from, as well as the traditional mailbox. We hope to have pictures of the replacement options up on the web site soon. Cost for traditional mailbox replacement is \$300 (see Don Lepsch). Contact Scott Walk if you want to join the repair team.

Chip McElearney mentioned the possibility of getting an aerator for our pond near the new playground as it's very thick with algae and surface growth. There is not enough water flow right now to keep the algae away.

The Board decided to talk about the possibility of the use of solar panels at a future meeting. Also, look forward to tips on making your home more environmentally friendly in upcoming newsletters. Tom Raney suggested 5 items: make sure that your ductwork is sealed, replace your roof if it's time (apparently many roofs around our neighborhood may need a closer inspection very soon, as they are all about the same age), insulate inside your light switches and outlets, call Albemarle Heating & Air for a free energy assessment and attend some of the "Green Matters" workshops being offered for free at the Habitat for Humanity store on Harris Street.

Jenny Robinson suggested putting up a small sign at the entranceway that says "No Soliciting". It was suggested that a sign be made and put up on the same post as the Security Watch sign, but no decision was made.

The meeting was adjourned at 8:33PM.

Reminders:

- If you want to get e-mails about issues regarding the neighborhood, sign up on the website: <http://www.millcreeksouth.org/email>. We do not share this information with anyone.
- If you are selling your home and need a copy of the covenants, contact Scott Walk. The cost is \$25, payable to MCS HOA.
- Please remember that the speed limit in the neighborhood is 25MPH. Many residents (including children and people walking their dogs) bike and walk on our streets, so please be cautious.
- **Please remember it is county ordinance that dogs must be on a leash when they are not on your property. There have been at least 2 instances in the last month where a dog got loose and attacked other dogs being walked. Both instances involved the same dog on Whispering Oaks.**
- **Please remember that all changes to your home exterior, including sheds, windows, painting, mailbox replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Sally Mank for application information.**
- The Board reminds homeowners that MCSHOA covenants prohibit all signs, including real estate, for sale, open house, political signs and any other notices in your yard or in windows.
- **1 voting Board position will become open in March. We also need board members to chair two duties: Grounds and Maintenance and the Web Site. Contact Scott Walk if you're interested in serving your neighborhood and having a vote on decisions the board makes.**

Next MCS HOA Meeting — Wednesday, February 6th at 7PM at the Cale Elementary School Cafeteria. All homeowners are very welcome to attend and provide input.

Directors and ARCC: *=present

*Scott Walk	President	977-8827	sw7g@virginia.edu
Craig Lindqvist	V-Pres	293-6240	Craig.Lindqvist@gmail.com
*David Robinson	Treasurer, Web-Site	973-6903	david@birchstudio.com
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*Chip McElearney	At-large	972-9218	chip_mcelearney@excite.com
*Sally Mank	ARC Chair	963-7962	sallymank@iqworks.net