

Annual Rivendell HOA Meeting Minutes 2020

This notice includes important updates and information for homeowners in the neighborhood.

Board Update

At the time of the annual meeting, we only had two nominations for the three open positions on the HOA Board of Directors. After the meeting, the Board found that Scott Saylor had submitted a nomination form but it was lost in the mail. Scott was voted in as the fifth board member. We then moved forward to assign officer roles.

The new Board consists of the following individuals:

Chairman of the Board/President - Mark Ranft
Vice-President – Dale Northup
Secretary – Christina Cox
Treasurer – Troy Bearden
Board Member - Scott Saylor

Jackie Barker will remain as a non-voting member of the Board in the role of President Emeritus.

Unfortunately, over the weekend, Joy Leport resigned from the Board of Directors. This leaves the HOA Board with another vacancy which the board will be required to fill. **Please contact Mark Ranft (mark@pro3k.com) immediately if you are interested in being considered for the open Board position.**

Architecture Update

As a neighborhood, the association has set standards and guidelines for what homeowners are permitted to do on their property. The intent is to maintain or increase the property value of our homes while allowing homeowners some degree of freedom in self-expression. The architectural guidelines were reviewed at the annual meeting. If you were unable to attend that meeting and would like a hard copy of the guidelines, please see Mark Ranft or visit the website. Failure to comply with these guidelines could lead to homeowners incurring fines.

New Townhome Development

Most of you should be aware that the vacant property to the west of Rivendell, along with the two houses on Shallowford are being re-zoned and developed by Paces Ferry Builders, LLC. The Board is working with the developer to protect the interests of our neighborhood. We are submitting requests for the developer to approve prior to signing off on the re-zoning request. The Board, echoing the sentiments of our homeowners, is adamant that there should be no commercial entry to the commercial portion of the development from Rivendell Lane. We also insist that property owners on the west side should have a choice to have their backyards screened from the new development by fencing or trees or both. If this approach is approved, the developer will mark a proposed fence corridor and contract the individual homeowners for their approval.

Finance

This letter is being mailed with the budget and the financial statements that were presented at the annual meeting. The balance in the HOA checkbook as of January 31, 2020 is \$38,173.98. Note: This amount varies from the Financial reports due to outstanding checks.

Dues

Dues may be paid monthly or quarterly. Either payment type must be received by the 15th of the month or fines will be assessed. If you are mailing your payment, please allow for postal delays. If you wish to set up automatic payments, there is a link on the <https://www.selby-webb.com/> website to Pay Online.

Landscaping Update

The board has decided that to engage Images to trim the crepe myrtles. This annual trimming is necessary to keep their size down and to prevent them from growing into trees.