

Virtual Annual Village at Pilot Mill November 16,2021

Thank you to everyone who attended the annual HOA meeting. Your comments are greatly appreciated. Below is a summary of the comments we heard from you. After the meeting it is was suggested, we issue a survey to identify the top concerns and if most homeowners would agree to a special assessment for tree replacement. The board will take this up at our next meeting.

Call for Subcommittee Members:

- The Board asked homeowners to consider volunteering for one of the three subcommittees. These committees are important to the maintenance and improvement of VAPM. Anyone considering joining a subcommittee, please contact Stephan Kiefer at stephankiefer@mac.com

Architecture Guidelines:

- The Board issued a **draft** copy of Architectural Guidelines to assist homeowners and the Architectural Control Committee with the submission, review, and approval of applications. The board encourages all homeowners to review and submit comments to vapm.acc@gmail.com. Last date for submittal of comments is December 17, 2021.
- A suggestion was made to review the conditions of the mailboxes and have homeowners replace ones in poor condition.

Landscaping Updates:

- Several homeowners requested the board consider keeping the annual mulching program.
- Homeowners voiced conflicting comments regarding the annual tree replacement program. Several homeowners remarked it would be preferable to replace the remaining Red Maples all at once. The cost for this could be funded through a special assessment. Other homeowners expressed concern with replacing too many trees at once. Instead, they recommended replacing every other tree to allow time for the new trees to mature before removing the adjacent tree. It was suggested that an independent arborist be hired to evaluate the tree situation
- Landscaping within the common areas needs to be studied. The Cherry trees frequently die and need to be replaced, the hedges are overgrown and dying in places.
- It was suggested the HOA consider shutting down the irrigation system to save money on the 2022 budget.

Common Area Survey

- The board explained the necessity to complete a survey of the common areas.

Meeting of the Past and Present Presidents:

- Several homeowners commented on Airbnb and accessory apartments. The neighborhood has never formally decided if they should be allowed and if so, what guidelines should be put in place.

Budget presentation/Dues Increase

- The board reviewed the status of the reserve fund, current budget and the need to increase the quarterly assessment. Factors that have contributed to the sharp decline in the reserve fund include unplanned tree removal, aging irrigation system, and a budget that doesn't support our operating expenses. A reserve study needs to be completed to better plan and budget for future expenses.

Your 2022 Board of Directors

Stephan Kiefer – President

Bill Lynch – Vice President

Walter Teague – Treasurer

John Monti – Secretary

Margaret Henderson – Member at Large