

Minutes of Meeting of Board of Directors
of
Deerfield Village Property Owner's Association

The regular monthly meeting of the board of directors of Deerfield Village Property Owners' Association was held on September 2, 2008, at 37 Mossy Oak Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Jim Bauer, Steve Campbell, Debbie Crouse, Andrea Longnecker, Tom Miller, Jimmy Williamson, Paul Wilmoth and Pattie Wilmoth. Charlene was absent. Homeowners Amy Campbell, Trudi and Jan Tooke, and Susan Michener also attended the meeting.

Debbie called the meeting to order. Pattie read the minutes that were approved with the correction of two grammatical errors she caught during the reading. There were no reports from the Finance Committee or the Rules and Policy Committee. For the Streets and Grounds Committee report, Debbie stated that only one request had been submitted which was by Lot 19 for a window to be added. She stated that an Adopt-A-Spot clean-up is scheduled for Saturday, September 20th at 8:00 a.m. and a fall development workday is in the planning. Tree trimming was scheduled for Saturday, November 8th with the time to be announced later. Andrea reported that the social committee has a movie scheduled after sunset on September 19th at the Campbell's yard. The committee has been compiling a list of people who are willing to prepare meals when someone in the neighborhood is in need of assistance.

During the officers' reports, Debbie said she would be starting a President's column in the newsletter in an effort to keep lines of communication open between the Board and the property owners. Jimmy recommended that each director take a turn in writing the column. The recommendation was generally accepted by the Board. Debbie suggested that a calendar be posted at the mailbox bulletin board. She volunteered to take care of this.

Jimmy presented the financial report (attached) which states that we have \$287.53 in the regular account and \$6,721.86 in the money market account. We have a petty cash balance of \$45.39.

During Old or Unfinished Business, Steve reported that he had attended a meeting at Pete Appignani's home in Gap View subdivision about the effort to protest the water rate increase proposed by Jefferson Utilities, Inc. Pete has put up \$26,000.00 of his own money to hire counsel to protest the increase. He recommended that concerned property owners e-mail the county commissioners to express their feelings. Pete is hoping that each property owner will contribute thirty-five dollars to help with the effort. The Public Service Commission has recommended the rates be equalized, which would lower Deerfield's minimum usage and our costs. Steve gave information on the upcoming rate hearing to be held in Harpers Ferry and encouraged attendance.

Jimmy presented a document for adopting resolutions and tree guidelines. He asked that each director take his or her copy to study for suggestions that could be discussed at the next meeting. The rain barrel guidelines were tabled until the next meeting so that Debbie can be sure all the members received a copy. She had some internet difficulties lately. Andrea said she had not had a chance to welcome the people renting Lot 17, but had dropped of the information form off at Lot 13. She will follow-up on the new neighbors. Jimmy will bring a list of available domain names for our website to the next meeting.

Under new business, Debbie mentioned that a list of items that property owners have done to help the development had been printed in the newsletter by Steve. Pattie said that she hoped an effort would be made in the future to solicit each homeowner to do something – no matter how small – to help the neighborhood. Debbie stated that more on this topic will be discussed at future meetings.

The last scheduled agenda item was the presentation of a complaint (attached) from some of the homeowners on Pathfinder Court that reflected the feeling that the common ground section at the back of the cul-de-sac and in the near-by storm pond was not maintained at the same standard as some of the other sections of Deerfield Village. Debbie gave some of the “history” to the complaint stating that she had asked Jan to stop mowing one day because the Board had chosen not to mow the storm pond to save gas money. Steve Campbell offered to read the petition since Trudi said neither she nor Jan were able to see the print on the paper. The document asked that the grounds be maintained by the “HOA’s” of which most of the undersigned are members. The document was signed by the following property owners: Jan & Trudi Tooke, Archer & Sarah Bullock, Susan Michener, Amy Campbell, Christine Colantoni, Denise Childs, Suzette Palmer, Monte Palmer, Rob Noll, Winnie McGarty, Lilly Ramadan, and Mike & Marilyn Katterjohn. Many board members took part in the discussion that emphasized the Board’s effort to budget gas expenses, the lack of mowing volunteers, and their unfulfilled effort to solicit help at meetings and through the website and the newsletter. Jim Bauer reviewed the past minutes, and it was determined that the Board had never officially ruled that the storm ponds were not to be mowed. Jimmy explained the initial map that had areas to be “adopted” by volunteers. Steve reinforced some of the mowing guidelines and maintenance rules. Debbie stressed the need for improved communication so that all members understand the need to be involved in their village. The board agreed that it was acceptable to carefully mow the pond, but it still needed more volunteers to keep the entire development looking nice.

The next regular meeting of the Board of Directors will be held at 7:00 p.m. on Tuesday, October 7th at Paul and Pattie’s home.

There being no further business to come before the meeting, upon a motion made, seconded, and unanimously carried, it was adjourned.

Debbie re-convened the board meeting due to an item that had been submitted late for the agenda. There have been several complaints about the possible increase in the number of dogs to two and increase in the size of the dog pen at Lot 3. The original pen was approved for a 10x10 area. No change form was submitted to the Streets & Grounds committee for approval by the homeowners. Jim, as chairperson of the Rules and Policies Committee, will speak with the owners. The board re-adjourned.

Patricia Wilmoth, Secretary

TO: The HOA of Deerfield Village.
RE: The unmowed area in the backyard of residents of Pathfinder Court.
Date: August, 2008

WE, the undersigned residents of Pathfinder Court purchased our homes and land because of many good reasons. Among the good reasons was the safe community, the cul-de-sacs approach, and the well kept grassy areas, and the apple orchard. It is noted that the mowed grassy areas still persist except in our backyard.

The recent unmowed "natural area" concept that we look at daily is not to our liking.

WE ALL liked the mowed appearance that has existed for the past three years or so without problems.

It is pointless to argue with the HOA who apparently has their mind made up on this subject. WE ALL are of the consensus that tall grass may be an invitation for numerous undesirable animals, rodents, snakes, and spiders. WE ALL agree that a nicely mowed area as it was, is conducive to being an area for children to run and play without being in the street. There is little to no realistic evidence that tall grass is better than short grass as far as a collection basin for rain run off in this situation. WE ALL agree that a selected section of wildflowers would be very nice and we would like to see that done. And of course WE ALL love pretty trees.

It is interesting that three trees were planted in this area. Two of them died. The only remaining tree is alive, no thanks to any effort of the HOA. The point is this, we all love trees and grass, but we do not accept or approve of a wild, potentially dangerous, natural area in our back yard. WE do not like the appearance of this area as it is. It is interesting that none of us were given any written information about this change of appearance in our back yard. The HOA powers that be, do not live here. Apparently in the HOAs mind, out of sight is out of mind. In our collective cases, we have to contend with this problem on a daily basis. None of us like it, nor want it. WE want it back to the way it way when we purchased our homes here.

Seemingly no request for our opinion was ever sought. We are a bit upset by the decision to change the view of our back yard without our acceptance. It was imposed on us without giving us any consideration.

WE hereby respectfully request that this area be mowed as usual. We will help with its maintenance. We would love to see a natural wildflower area perhaps on the hilly area.

