

**ASHWOOD HOMEOWNERS ASSOCIATION**  
**Minutes from Board Meeting**  
**September 17, 2007**

**ROLL CALL**

The meeting was called to order by Lisa Goldman, President.

Directors present were Lisa Goldman, Robin Moore, Chris Lupoi, Craig Lombardi, Tim Sapp, Tate Painter, Susan Noll and Lisa Kuosmanen.

Also present were steward Cathie Herman, Beverly Mau and Brandon Firfer.

Director not present was Beth Wilson.

**REVIEW/APPROVAL OF MINUTES**

The minutes from the June 18, 2007 meeting were approved with no changes.

**OLD BUSINESS**

Tate and Craig are still working on sourcing “No Soliciting” signs.

**TREASURER’S REPORT**

The association currently has a balance of \$5,403.00. All 2007 dues have been collected.

**COMMITTEE REPORTS**

Architectural Control Committee

The Yard of the Month award has been awarded to Sarina Russotto at 2874 Royal Bluff. Craig will post information congratulating the winner on the sign board. The committee chair, Cathie Herman, is going to send a letter to committee member Kelly Dale to thank him for his service and relieve him of his duties due to his hectic schedule. He will be replaced by Carol Woolsey, pending her acceptance.

Community Enrichment

New residents have moved into 2834 Royal Bluff. Also, the owner has moved back into 2850 Royal Bluff. Susan Noll will coordinate welcome activities. Members of the BBQ committee have offered to assist with activities and the Community Enrichment committee. Some activities that have been tentatively planned are a book club, trivia, golf, tennis and poker. Brandon Firfer will help organize communications regarding the activities via [www.meetup.com](http://www.meetup.com). Also, a neighborhood social has been planned for 6 PM Friday, September 21<sup>st</sup> at Depeaux in Decatur. Craig will post information about the social on the sign board.

Neighborhood Watch

We discussed the Aug. 18<sup>th</sup> meeting with DeKalb Police Department Educational Officer Ms. Hightower. In order to become an active neighborhood watch group (recognized by DeKalb Police), we need to collect signatures from 75% of our households indicating they would like to participate in the program. Susan Noll will include an item in the next newsletter so residents can sign-up and then submit their info to Beverly Mau. The Neighborhood Watch Committee will follow-up with those who don’t submit their information to obtain their signatures. Once we have that information, we will submit it to Ms. Hightower who will get us materials (a new sign and stickers). We will also set-up a meeting where we can speak with Ms. Hightower and a DeKalb officer so they can get to know our community. Beverly reported that Ms. Hightower had followed-up on our issues from the Aug 18<sup>th</sup>

meeting, indicating that there had been arrests in conjunction with activities in our area (the stolen car and ruckus happening at the apartments on Craigie Ave.).

### Property Maintenance

Craig reported the regular landscaping maintenance is on schedule and we may need to obtain more mulch in the areas where trees were removed since some of the roots are still active. Craig is also in the process of sourcing rough estimates in regards to lighting near the entrance to the neighborhood. There was a discussion about potentially transforming the retention area into usable space – perhaps a dog park.

### Website

Brandon Firfer is working on the website and will add a photo gallery for the BBQ photos. Brandon will also look into creating ways to respond to individuals who attempt to reach us via the website. He may create a drop-down box (perhaps by subject), which would allow us to direct e-mails to appropriate individuals on the board in order to respond to questions.

### New Business

- Susan Noll will update and distribute the neighborhood directory.
- It has come to our attention that some houses have been rented in the neighborhood. Lisa Goldman will reach out to the owner at 882 Ashwood Walk in order to obtain a copy of the lease agreement. The rented houses in the neighborhood are 882 Ashwood Walk, 2837 Royal Bluff, 2878 Royal Bluff and 2870 Royal Bluff. Upon searching through documentation, Lisa Kuosmanen found that we only have one lease agreement on file (2878 Royal Bluff).
- Chris Lupoi suggested that we increase annual dues in order to build up a reserve in anticipation of issues that may require more extensive funding in the future. Board members will review our covenants and check with an attorney to determine how we may proceed. It was suggested that we raise annual dues rather than issuing an assessment in the future. A meeting was set for 7:00 PM on Wednesday, October 24<sup>th</sup> at Susan Noll's home to further discuss this issue.

### **NEXT MEETING**

The next meeting will be held at 7:00 PM on Wednesday, October 24, 2007 at Susan Noll's house.

Minutes prepared by Lisa Kuosmanen