

Meeting for York Farms Community Meeting on October 27, 2025

Start Time: 7:15 pm End Time: 8:30 pm

Board Members Present: Mary Ann Alexander (Director), Stacey Roberts (Director), Khimula Taylor (Treasurer), Andrea Thomas (Vice President), Ronnie Williams (Secretary)

- I. Call Meeting to Order: Andrea
- II. Welcome to Residents and Guests: Andrea & Board Members
 - A. Senator Poore spoke on the topic of reassessment. She informed the community that the matter will be settled in the court decision at the end of October 2025. She states that the increase that you may see on our mortgage statement is due to insurance increases. The reassessed tax amount has not been added because the reassessment is being challenged in court.
 - B. State Representative Smith sent word that she would not attend the meeting.
- III. Distribution of Ballots, Ballot Envelopes, Copies of the Budget, and Offer from Evergreen Waste Management: Board Members
 - A. Regarding the offer from Waste Management Trash Services, eleven new residents have signed up with the company. It was noted that two more residents are needed to accomplish the goal. There may be other residents, some residents may have signed up but did not inform the Board of their decision.
 - B. Residents filled the ballot out during the meeting or took the ballot home to complete.
 - C. The Budget was presented by Khim.
 - D. It was noted that the snow removal expenditure was more than was proposal. The increase was due to the iced packed roads which required salting several times during one snow event in 2024.
 - E. It was noted that the snow removal contract expires in 2027.
- IV. Presentation on Financial Matters: Khim

- A. Reviewed the Budget
- B. Banking Updates: Balances, Credits/Debits were given by Khim
- C. Disbursements, if any: Note given
- D. Other Financial Matters: None
- V. HOA Delinquencies: Andrea & Khim
 - A. Increased attorney fees for Neighborhood Resources, LLC (collection agency for York Farms): from \$500 to \$800 for court filings. Fees will be to the delinquent account, not to the Maintenance Corporation.
 - B. Total HOA Amount Outstanding: **\$15,047.00**
 - C. Four Major Delinquent Accounts and Amounts Owed: **\$12,304**
 - 1. Case # 1 in Common Pleas Court for \$ 2900
 - 2. Case # 2 in Common Pleas Court for \$ 4500
 - 3. Case # 3 in Superior Court (Sheriff Sale) for \$3100
 - 4. Case # 4 on payment plan, funds are debited from personal account; amount owed...\$1804
 - 5. Most of the above were in the Court of the JOP but were moved to the higher court.
 - D. Liens Filed against **Five Residents** for **\$2152.00 in Total:**
 - 1. \$557.71 is owed by Resident A
 - 2. \$582.65 is owed by Resident B
 - 3. \$441.10 is owed by Resident C
 - 4. \$369.00 is owed by Resident D
 - 5. \$202 paid in full by resident after lien filed against property.
 - E. All Remaining Delinquent Residents owe \$200 or less.
 - A. The Board asked NR to place delinquent residents into collections after being 60 days late rather than waiting until January of the following year.
- VI. Capital Improvements: Andrea & Khim
 - A. Goal in Prior Years: Replacement of Fencing in Wet & Dry Ponds
 - 1. Current Condition of Fencing: Stabilized
 - B. Short Term Goal: Replace White Entrance Sign

1. Current Condition: Unstable & Difficult to Maintain
2. Period for Replacement: Within the Next Two Years. A new sign would complement the attractive qualities of the community. The goal is an aggressive one, but it is a vision to work towards.
3. Source of Funds: Payments, in the future, from the major delinquent accounts and revenues from increased HOA dues which increased over the years from \$125 to \$150 to \$175. The final planned increase will be proposed in the 2026 Budget. The dues will increase from \$175 to \$200.
4. With the increases in dues, there has not been any noticeable change in the number of delinquencies.

VII. Curb Appeal & Violations of the Deed Restrictions: Andrea & Board Members

- A. Great curb appeal in the community has created great property values.
- B. Residents were thanked for their great curb appeal and making the strong property values possible.
- C. Deed Restrictions are now being enforced by the Board with the Assistance of the Architectural Review Com. ARC, although unstaffed, Paul and Ron, do an exceptional job reviewing requests for project approval. Now, they will also assist with violations.
- D. Common Violations: commercial vehicles, broken windows, overgrown vegetation, parking on grass, inoperable vehicles, distressed exterior paints, uncollected trash, fencing not in code.

VIII. Holiday Celebration: Beverly, Mary Ann, Stacey, Ronnie

- a. Game suggestions (Bingo, Family Feud) Proceeds could go towards the Food for the food banks.
- b. Location: Troop 2, Across from Glasgow Park
- c. Date: December 2025

- d. Residents will be asked to donate a small amount for light refreshments.
 - e. Information will be made available soon.
- IX. A Food Drive for the Food Banks: Andrea
- A. Scouts will be needed to collect items from residents who donate non-perishable items.
 - B. Matter will be revisited later.
- X. Questions, Comments, Suggestions: None