

Crescent Ridge Townhomes Homeowners Association
Annual POA Meeting Minutes

March 13, 2025 | 6:00 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chad Branson, Chad Wood, & Joseph Wangerow

Guest Attendees: 8 Owners in attendance, and 28 Proxies

POA Management: Bernard Hamann & Adrianna Ladd

1. Call Meeting to Order & Establish Quorum: Quorum met
2. Proof of Notice by POA Manager:
3. Approval of Minutes from Previous Meeting (4/4/2024): Motion by Joseph Wangerow, 2nd by Chad Wood. Motion approved
4. President's Report:
5. Treasurer's Report: Rocktown presented financials
6. Financial Review (through 12/31/2024):

Current cash on hand is \$160,421.11. Total 2024 Operating Income was \$152,080.93 & total Operating and Non-Operating Expenses were \$107,891.18, giving the association a net income of \$44,189.75. for 2024.

7. Community Update
 - a. Vendors
 - i. Landscaping/Snow Removal: The contracts were renewed for this year with Curb Appeal. Please remember that mowing inside fences is an owner responsibility.
 - ii. Trash Removal: Meridian is continuing with trash removal this year. Management will send emails as soon as possible when they send any

notices, but everyone is encouraged to also sign up for Meridian's notifications directly.

- iii. Insurance: Liability insurance is still set up through Erie.
- b. Inspections/Violations
 - i. Rules & Regulations: The board established rules & regs, along with a fine structure for the community is available on the Crescent Ridge website.
 - ii. No Parking Signs: Due to noncompliance with parking restrictions, the board decided to have No Parking signs installed throughout the community & towing enforced. There was some concern voiced over the high number of signs that were installed, but also some owners voiced safety concerns over people parking in the street.
 - iii. Architectural Review: Everyone is reminded that any changes to your property need to be approved by the board. The application is available online & can be submitted to management to pass along to the board for review.
- c. Entrance Sign: The entrance sign was installed, and Rocktown was asked to get some solar lights installed to help illuminate the sign.
- d. Lighting: Residents have previously expressed interest in lighting throughout the community, particularly at the entrance, bus stop, & mailbox areas. Rocktown is working with Dominion for additional information & pricing for this project. The board also agreed to consider the suggestion of installing motion-activated solar lights at the mailboxes.
- e. Delinquency: No significant delinquencies currently, but owners are reminded the association can pursue a warrant in debt & lien will be filed against significantly delinquent properties. Everyone is also reminded that any outstanding roof assessments need to be paid as soon as possible. Those are \$100 charges that are added every January in addition to the monthly dues.
- f. Sales: in 2024, values of properties sold ranged from \$310,000 to \$336,500.

8. Old Business

Fine Structure: The board established rules & regs, along with a fine structure for the community is available on the Crescent Ridge website.

9. New Business – None

10. Board of Directors Elections:

Motion by Chad Branson, 2nd by Andrew Veenis to re-elect Chad Branson, Joseph Wangerow, and Chad Wood, and to additionally elect Brenda Durden, Ken Reeves, John Bowman, and Katie Stevens to the board, with Brenda and Ken to serve for two years and John and Katie serving for one year. The board now expanded to a total of seven members. The new board members will be contacted for internal communications. Motion Passed

11. Open Forum for Owners: A resident raised a concern about the accumulation of debris and trash near the creek, and the board agreed to ask the landscaping team to clean up the area.

12. Adjournment: 6:40pm