

# Greenmeadow Ranch Owner's Association    Spring 2024

## Annual Meeting

We will hold our annual meeting Thursday April 4<sup>th</sup> at 7:00 PM at the Bellbrook Community Church (right across the street from the main entrance).

Reminder—attendance at the 2024 meeting will earn you a \$10 credit on your 2025 dues.

## HOA Fees

HOA fees are remaining at \$200 for 2024. For 2025, we do expect that the fees will need to increase as our costs increase. Payment is due on 4/1/2024-- please be sure to pay it on time. Every year, there are some homeowners that require follow-up to receive the payment. The HOA trustees perform their jobs on a volunteer basis-- please help us by sending your payment in a timely manner.

If you have a situation where there may be a challenge in paying on time, please let us know at [petepuma01@yahoo.com](mailto:petepuma01@yahoo.com). A payment plan or delayed payment can be worked out.

We currently have two homes with liens filed on them due to the homeowner's failure to pay their annual fees. We have no interest in taking this step as it should be unnecessary. At the time of home purchase, we all understand that there is an HOA with an annual fee that is needed to maintain the quality of our neighborhood common areas that all of us own via the association. Unfortunately, the filing of the liens is necessary to protect the other homeowners who have been responsible and paid their fees in a timely manner.

## Entranceway Maintenance

This spring, we hope to replace the boxwood bushes found at our entranceways. They didn't look good during 2023 and we now don't expect them to return. Our plan is to purchase replacement plants and replace them ourselves. If you're interested in helping with planting, please let Rob Johnson know.

We did solicit new landscape maintenance bids this year but we will be remaining with Wildes Landscaping. Some vendors failed to respond to our request for a bid while others provided bids that greatly exceeded our costs (by as much as \$12,000).

## Proposed Covenant Change/Covenant Reminder

During the 2023 meeting, a proposal was made to change one of our covenants-- # 11 concerning the size of an accessory building (shed). It is currently limited to 100 square feet, whereas the City of Bellbrook limits shed sizes to 200 square feet before a permit is required. The neighborhood already has several sheds in excess of 100 square feet and this change would align us with city ordinances. Please submit your vote on the back of your invoice when you return it with your payment.

*ACCESSORY STRUCTURES SHALL HAVE A PITCHED ROOF OF NOT LESS THAN 5/12, OCCUPY NO MORE THAN 200 S.F., BE CONSTRUCTED OF THE SAME MATERIALS AS THE PRINCIPAL STRUCTURE AND BE PAINTED THE SAME COLORS. ANY DOOR MUST FACE INWARD TOWARDS THE YARD THAT PRINCIPAL STRUCTURE OCCUPIES.*

Please remember that covenant 14 requires that all homes have a lamp post in each driveway. While the covenant doesn't say that we need operable lamps/bulbs, we hope that is understood.

**Darryl McGill**  
President  
371-0216  
[mcgillkd@yahoo.com](mailto:mcgillkd@yahoo.com)  
Franklin St

**Tara Vossler**  
Vice President  
818-2093  
[skydivetara@gmail.com](mailto:skydivetara@gmail.com)  
W Sudbury Ct

**Rob Johnson**  
Treasurer  
689-3504  
[petepuma01@yahoo.com](mailto:petepuma01@yahoo.com)  
W Sudbury Ct