

Greenmeadow Ranch Owner's Association Spring 2025

Annual Meeting

We will hold our annual meeting Tuesday April 2nd at 7:00 PM at the Bellbrook Community Church (right across the street from the main entrance). Reminder—attendance at the 2025 meeting will earn you a \$10 credit on your 2026 dues.

HOA Fees

HOA fees are remaining at \$200 for 2025. For 2026, fees will rise to at least \$225. Payment is due on 3/31/2025-- 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. A payment plan or delayed payment can be worked out.

We currently have three 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 will replace the boxwood bushes found at our entranceways. We have received a more reasonable replacement cost estimate this year.

Covenant Change/Covenant Reminder

Covenant # 11, concerning the size of an accessory building (shed) was successfully changed last year to allow for accessory buildings to be up to 200 square feet (previously 100 square feet).

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.

Trustees

All trustee positions are open this year. If you are interested in filling a role, please let us know. Rob and Tara have agreed to return in their roles if no one else decides to run.

Darryl McGill

Darryl was our association president. Unfortunately, Darryl passed away in February. We thank Darryl for his many years of service to GROA and Bellbrook with various city positions he held.

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