

Greenmeadow Ranch Owner's Association Spring 2026

Annual Meeting

We will hold our annual meeting Monday, March 30th at 7:00 PM (I really mean it this year!) at the Bellbrook Community Church (right across the street from the main entrance). Reminder—attendance at the 2026 meeting will earn you a \$10 credit on your 2027 dues.

HOA Fees

HOA fees are now \$225. Payment is due on 3/31/2026-- 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 still 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.

Entranceway Maintenance/Pond

The entranceway fencing was replaced last summer with labor provided by Rob and Michele Johnson and a former Greendmeadow resident, resulting in a significant costs savings from the last fence replacement. We also used pressure treated wood, which was not used by the last vendor.

We have seen several people, adults and children, at the pond. Unfortunately, garbage was left behind after they completed their activities. Please remember to pickup after yourself and/or remind your children to do so.

Covenant Change/Covenant Reminder

A resident has proposed a change to covenant 21. Please see the back of this letter and submit your vote when you submit your payment. The voting slip is on back of the invoice.

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

Trustees

We were unable to fill the Vice President trustee role last year. If you are interested in filling this role, please contact Mitch or Rob.

Mitch Vossler

President

937-241-7975

Mitchellvossler@yahoo.com

W Sudbury Ct

Rob Johnson

Treasurer

937-689-3504

petepuma01@yahoo.com

W Sudbury Ct

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Proposed Covenant Change

Several Greenmeadow Ranch Owners Association (GROA) families have submitted a proposal to make a change to one of our covenants-- # 21 concerning the raising and keeping of small livestock or poultry in Greenmeadow Ranch. The GROA covenants currently restrict this activity. The City of Bellbrook recently voted on 22 Dec 2025 and approved ordinance 2025-O-12, which amends Article 18 of the Bellbrook Zoning Code, allowing the keeping of small livestock, such as chickens, in single-family residential areas under a zoning permit.

The City ordinance prohibits roosters, and addresses flock size, shelter requirements, setback requirements (from property lines and homes), cleanliness, etc.

The City of Bellbrook ordinance language can be found at:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/bellbrkoh-meet-58a50f47ec774ec3bb5bba0ea099b1c8/ITEM-Attachment-001-3d5cc5e5694f408c88be021e794efb2a.pdf>

As a note, the City Council meeting minutes for 25 Aug 2025 clarified Section K regarding a “fully enclosed fenced yard”. The Council clarified that “Either the yard or the structure (coop) needs to be enclosed; not both.”

Please submit your vote on the back of your invoice when you return it with your payment.

Proposed GROA Covenants # 21 language:

SMALL LIVESTOCK AND POULTRY MAY BE KEPT, PROVIDED THAT ALL CITY OF BELLBROOK REQUIREMENTS OF CITY ORDINANCE 2025-O-12 ARE MET. EXAMPLES OF THESE REQUIREMENTS INCLUDE THE PROHIBITION ON ROOSTERS, PROHIBITION ON SELLING EGGS, ALLOWANCE FOR ONLY CERTAIN SMALL LIVESTOCK, REQUIREMENT FOR A ZONING PERMIT, NO MORE THAN SIX (6) SMALL LIVESTOCK ANIMALS FOR LOTS SMALLER THAN 1.0 ACRES, PREDATOR-PROOF SHELTER REQUIREMENTS, SETBACK REQUIREMENTS, AND CLEANLINESS AND NOISE REQUIREMENTS. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE BRED ON ANY LOT FOR COMMERCIAL PURPOSES.