



# **GLENNSTONE ANNUAL HOA MEETING**

## **Community Meeting with the Board May 31, 2023 at the Gazebo**

**Board Members and Management Attending:** *Jamie Kocour, Kelsey Shaffer, and Loraine Airall, as well as Tom Whisnant from TRAC Management, LLC.*

### **Community Updates**

- Holiday Decorating & Get Together last December 4, 2022
- Common fields cut 1 x so far this year (\$1000)
- Pine Straw put out and Bushes at Entrances Trimmed by John Hinkle & other residents
- Working with Pond Inspector from Durham and getting quotes for remediation on Dry Pond 3
- Access Road to Dry Pond 3 has been cleared to facilitate remediation and maintenance
- Link to join Glennstone NEXT DOOR: <https://nextdoor.com/g/gynbyetha>

### **Budget & Financial Updates**

2023 Budget included dues increase of \$3 (Budget handout)

#### **Spending breakdown**

The Tax Prep and filing taken out of the Legal and Accounting category and put under administrative expenses.

The Legal and Accounting Category was renamed Legal Expenses/collection. This is a tricky category because these are expenses that we are paying for collections, however, they do get reimbursed by the homeowners so we left the 0 but put to the side the costs that are running through this category.

We added a new category for Pond Remediation to keep it separate from regular pond maintenance. The number of \$16,000 is the estimate for this category that includes the money spent on the access road as well as the remediation. This is a 1-time expense so is capital spending rather than regular maintenance.

The total regular expenses for the year are estimated at \$47,648.00 with the additional \$16,000 in remediation, making the total expenses estimate around \$63,648.00.

Dues for 2023 are  $\$250 \times 206 = \$51,500$  To date we have collected \$38,790.55

We still have \$12,709.45 outstanding to collect to meet this year's budget. Approx 30 homes are late paying just this year's dues. These homeowners have been sent a **15-day notice after 90 days** to turn over to collections.

In addition, 18 households have liens/posed for foreclosure with BHS and owe approx. \$25,000 in dues, late fees, and legal fees. Most of them are making some types of payments but there are several that have not responded in any way.

**Current bank balances as of today are:**

- Operating: \$47,663.54
- Reserve: \$7,514.28

**What do your annual dues cover at Glennstone?**

- Landscaping & maintenance of common areas
- Financial management
- Property management
- Electricity for community lights
- City Water and Sewer
- **Pond and dry bed retention area maintenance and annual certification**
- Insurance covering common grounds and governance
- Annual Tax filing for the community
- Communications to the community, including the website, printed notices, and signs

## **Questions & Community Input**

### **Reported Issues This Year**

#### **Tractor-Trailer Truck Overnight Parking Rules and Regulations at Glennstone.**

There have been a number of complaints regarding a tractor-trailer truck that is being parked overnight regularly on the streets in Glennstone. This is a violation of the HOA covenants as well as the Durham City Ordinances. *(See below)*

These vehicles should only be parked in the neighborhood for loading and unloading and **should not be in the neighborhood between 6 pm and 7 am**. Please report any vehicles parked illegally in the evening to the police using **Durham One Call** or call directly at **919-560-1200**.

You can make your report anonymously. You will need to give an approximate address and the nearest cross street. The police will come and ticket the vehicle each time it is reported and warn the owner that it should be moved. They will not tow the vehicle unless it is completely blocking traffic.

**Durham City Ordinance:** Vehicles parked in residential areas (unless loading and unloading) **may not exceed 30 feet in overall length, 8 feet in width, or 12 feet in height.** Trailers may not exceed 35 feet in length or 12 feet in height.

**Durham City Code: Sec. 66-187. – Parking of motor vehicles more than 6½ feet in width on streets between 6:00 pm and 7:00 am.** It shall be unlawful for any person to park any motor vehicle of a width exceeding 6½ feet on any of the public streets in the city between the hours of 6:00 pm and 7:00 am following, except when necessary to stop for the purpose of loading or unloading, and then only during the period in which such loading or unloading operation is being carried out.

For more information, see the **Vehicle Guidelines at Glennstone on the website.**

---

### **Did You Know You Can Request a Free Bulky Item Collection from the City of Durham?**

The City of Durham Solid Waste Management team provides curbside collection to residents for large items that don't fit in our green rollout carts, such as furniture and appliances. You can schedule one collection per week for up to three bulky items at no charge!

Visit [DurhamNC.gov/bulky](http://DurhamNC.gov/bulky) for additional details about bulky item collection, including prohibited items.

---

### **Conclusion**

*A special thank you to all who attended in person or virtually!*