

Spring is here!

Meeting Notice!

April 25, 2013

6:30 p.m.

**Connections
Community Church
(Old Musselman
Plant)**

**303 True Apple
Way**

Agenda Items

- **Dues Increase**
- **Nominations**
- **Safety & NW**
- **Mineral Drive**
- **General Concerns**

*Please bring a
canned good to
donate to the church!*

NOMINATIONS ARE NEEDED!

It's that time of year again. The current fiscal year is coming to a close and it is time for nominations for the officer and board member positions. We need nominations for President, Vice President, Secretary, Treasurer, and three Board Member positions. We also need nominations for the Welcoming Committee. Please note that each of these positions require a significant time commitment. Before nominating someone, please make sure you have discussed the nomination with them and that they are willing to accept. You may also nominate yourself. It is preferred that all nominees have regular access to email for easy communication. Nominations will be accepted via email, on the website or in person at the April meeting. All nominees should be in attendance at the April meeting in order to introduce themselves.

Please note that the current SGHA President Dan Reap will not be running next year due to upcoming commitments that will prevent him from dedicating the necessary time it takes to be President.

DUES

As of the first of April, there were still approximately 25

homeowners that have failed to pay their HOA dues. These homeowners have all been notified multiple times. Legal action has now been instituted at each of those homeowners' expenses. It is disappointing that we continue to have to take these actions against homeowners. It is not fair to those homeowners who pay on time to subsidize those who refuse to pay. The HOA is looking into what further legal actions can be taken beyond liens.

As we work on collection of previous dues, it is time to discuss future dues. It has become necessary to evaluate and discuss increasing the HOA dues from \$120 per year. Yearly expenses continue to increase. Electric, mowing, and snow removal are all regular costly expenses. Road repair is an ongoing process. These are just a few of the reasons why dues need to be increased. At this month's meeting, an increase in dues will be a topic of discuss. At this meeting, the amount of the increase will be discussed. The actual increase will be voted on at the June meeting. (Please see other side of newsletter for more information.) In order to continue to improve this neighborhood and the HOA, increased dues are necessary.

Over 

Officers

Pres. Dan Reap 229-0995
 VP Russell Barker
 Treas. Shannon Potter 229-8406
 Sec. Cheryl Middleton 229-5086

Board Members:
 Les VanGilder 229-8284
 Mike McDonald 261-6907
 Cheryl Middleton

Building Committee

Do you want to make some improvements to your house? Do you want to install a fence, put up a shed, or construct an addition? Besides getting the appropriate County approvals, you also need to submit plans to the Building Committee to ensure what you want to do doesn't violate the covenants. Email the HOA to get someone from the Building Committee to contact you or contact Les, Dan, or Russell.

Upcoming Meeting

A meeting will be held on June 6, 2013 specifically for the purposes of voting on the following:

-Election of Officers and Board Members

-Dues Increase

Ballots will be sent out in advance so that homeowners who are unable to attend can vote via proxy. It is also preferred that those who can attend the June meeting also bring their ballots for easier accountability

MINERAL DRIVE CROSSING

By this point, you have probably seen the closure signs at Mineral Drive as well as the articles in the Journal regarding the railroad crossing. SGHA has been working diligently with officials with Winchester & Western, the Dept. of Highways, and State and local politicians to keep this crossing open at the request of the homeowners. We are trying to be as conservative as possible in our approach to keep this crossing open. Unfortunately, this

process has not been easy and it has been increasingly time consuming. Because SGHA does not own the roads of the subdivision, it has complicated the process. Please note that we are trying to work out alternatives in keeping the crossing open. The HOA voted in 2009 to keep this crossing open. We are doing our best to keep that promise while still being prudent with HOA funds. We understand that homeowners do not want to undertake a huge expense to keep this crossing

open. We will do our best to hopefully keep the crossing open at the least expense to the homeowners. At this time, Winchester & Western has agreed to keep the crossing open until April 15th. The additional time has been granted in the hopes that we can progress towards an amicable solution. We will keep you informed as new information is available. For the most up to date information, please provide us with your email address.

Visit our website!

www.sylvangrovehoa.com

You can download past newsletters, copies of covenants, and keep up to date with the happenings in the neighborhood!

Comments or Questions? Email us at sylvangrovehoa@gmail.com

NEIGHBORHOOD WATCH

Although things were relatively quite over the winter, we've had some recent acts of vandalism on First St. As always, when any apparent crime occurs, contact the Sheriff's Office directly first at either 911 or 267-7000. Then notify the HOA via email. We have limited neighborhood watch patrols

happening on evenings and weekends because we need more people to actively participate. Without more volunteers, we will not be able to continue the NW activities. If you are interested in learning more about participating, please contact us via email or through the Contact Us feature on the website above.

POWER COMPANY REPAIRS

If during the recent upgrades Potomac Edison damaged the street in front of your house, you will need to call Potomac Edison and file a claim directly. The HOA has tried to do this on its own but was directed that each homeowner had to call.