

*There is currently
no meeting
scheduled at this
time.*

*An HOA meeting
will be scheduled
later on this summer
or early fall.*

Until then...

**ENJOY THE
SUMMER!**

Dues are now DUE!

BALLOT RESULTS

At the last HOA meeting, the ballots were tallied. Please see the backside of this newsletter to see the new officers, board members and building committee members.

There is no dues increase this year. Dues will remain at \$120 per lot. However, the late fee structure has changed. Just like the last few years, dues not received by September 30th will be assessed a \$40 late fee. Balances not received by October 31st will be assessed an additional \$10 a month until the full balance is received. These fees are in addition to any dues collection fees, like lien fees or court costs. These additional fees are the responsibility of the homeowner as well.

Legal action will be taken promptly in the fall for any outstanding balances.

Please pay your dues promptly. It is not fair for those homeowners that pay their dues on time to have to subsidize those that don't.

NEIGHBORHOOD CLEANUP

After receiving complaints from several homeowners about different parts of the neighborhood looking very poorly, some of the officers and board members drove

around the subdivision and found several lots in a state of disarray. The following issues were cited:

- Cars being parked in yards for extended periods of time.
- Yards not being mowed and very tall grass
- Various trash, clutter, and other debris in front yards or in plain site of the roadway that have been in place for a long time
- Untagged or out of state vehicles beyond a 30 day period
- Tree limbs hanging into the roadway hitting cars

Property values are already low enough as it is without having our neighborhood looking sloppy and unkempt. It is not fair to those that take pride in their property to live near a home that is rundown and messy. We understand that things happen and you may not get to mow your yard one week, or you've been busy and haven't had a chance to take a trip to the recycling center or landfill. However, the HOA has been far too lenient on not addressing the complaints received on the same properties month after month. This newsletter shall provide notice to homeowners that they have until the end of July to clean up their properties and keep them in an appropriate state. After that, the County Code Enforcement Officer will be notified.

Over



Officers

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

Board Members:
 Les VanGilder 229-8284
 Mike McDonald 261-6907
 Don Cherry 304-821-1366

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 Don.

Volunteers Needed for Park Cleanup

Volunteers are needed to clean up the park and playground area. One homeowner has been doing it on her own for quite some time and she needs some assistance! We need people to pick up litter and remove the trash on a regular basis. If we get enough people, we can assign each volunteer a week per month. Please contact anyone on the HOA board to volunteer and make arrangements.

MINERAL DRIVE CROSSING

The HOA continues to try to find a resolution to the Mineral Drive railroad crossing closure. We are still working with Winchester & Western and the developer to come to a mutually agreeable solution. As soon as more information becomes available, it will be shared with the homeowners.

Although some homeowners do not want the crossing to reopen, this matter was voted on previously and the

majority of the homeowners voted to keep the crossing open.

What has been observed during the time the crossing has been closed is that many of the speeders residents have been complaining about are actually the residents themselves. Several homeowners have been witnessed excessively speeding, passing cars on First Street, not stopping at stop signs and aggressively tailgating other homeowners. Although some of the community traffic did not

drive appropriately through the neighborhood, some of the residents have been the worst offenders.

This reckless behavior will not be tolerated in the neighborhood. If residents don't slow down and drive more cautiously, someone is going to get seriously injured. Remember, it could be your child, pet or family member that could get hurt. Keep that in mind before going over 25 MPH.

Visit our website!

[Www.sylvangrovehoa.com](http://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

Volunteers are needed for the Neighbor Watch. Even a commitment of a few hours a month would be greatly appreciated. Please contact Mike McDonald for more information about volunteering. Without additional volunteers, the NW patrol cannot continue.

PRESIDENTS CORNER

A 1/4 of the homeowners participated in the last election and fewer than that come to meetings. This is beyond disappointing. It takes more than a handful of people to make this a great community. You can't complain about what goes on in the neighborhood if you are not willing to get involved.– Dan

SINGLE FAMILY HOMES ONLY

As a friendly reminder that Section 1 of the covenants specifically states that Sylvan Grove is only for single family homes. There shall be no businesses, multi family homes, apartments or other multi family dwellings in the neighborhood.