

Minutes: Dry Run Commons Board of Directors  
May 6, 2013 6:30 PM at 210 Sentry Lane

Members present: Arnold Brown, Connie Marino, Pat Richards, Kristy Cook, Cindy Stewart, John Wilgeroth. Bill Barney, president, was out of town; Kristy Cook presided over the meeting.

The first order of business was the resignation of board member, Rhonda Singer. Rhonda had regretfully submitted a letter of resignation due to personal reasons. Pat moved to accept Rhonda's resignation and to continue with the current six board members, rather than to appoint someone to replace Rhonda. Cindy seconded the motion. The vote was unanimous and the motion was passed.

- **Approval of minutes:**

The March 4, 2013 minutes were read. Connie moved to accept the minutes; the motion was seconded by Arnold. The motion was approved. The approved minutes will be added to the website.

- **Treasurer's report**

Pat Richards reported that we currently have \$17,590.44 cash on hand. Certificate of Deposit is \$10,062.61. Arnie moved and Connie seconded to receive the treasurer's report.

We currently have \$2,227.00 owed in past dues plus late fees. Invoices were mailed out to homeowners who still owe dues on March 5 to remind homeowners that their dues were past due and that they have incurred a \$50 late fee, due on March 20. Cindy moved and Arnold seconded to file three civil complaints against homeowners who are not making any attempt to pay delinquent dues. The vote was unanimous and the motion was passed.

- **Report of Communications and Welcome Committee**

Phone tree: the board members collaborated on updating the phone tree. Connie will make the necessary revisions.

Reminder: Spring Yard Sale dates are Friday and Saturday, May 31 and June 1. Rain dates will be the following weekend, June 7-8.

## Report by Covenants Liaison, John Wilgeroth

- Spring 2013 Newsletter: John developed a newsletter to be distributed to homeowners, reminding homeowners to pick up after their pets, paint or repair mailboxes if needed, and power wash homes to remove algae if needed. In addition, the newsletter gave the dates of the spring 2013 yard sale, and presented a list of the proposed maintenance items for spring. The newsletter also listed some common sense safety tips for homeowners. Connie will ask the street reps to distribute the newsletter and the updated phone tree list to homeowners in the coming weeks. The newsletter is attached at the end of the minutes.
- John reported that a homeowner has requested special accommodations regarding the covenants rule that homeowners must remove trash cans from sight. The homeowner stated that, due to a disability, he is physically unable to move his trash can to his garage or out of sight. The board members discussed this issue at length to assure they were doing everything possible to address his needs; however, it was pointed out that since the homeowner was able to move the trash can to the end of the driveway and back up again, he should be able to move it in his garage. After discussion, Cindy moved and Pat seconded that the homeowner's request be denied at this time. The vote was unanimous and the motion was passed. John will send out a reminder to all homeowners in the spring 2013 newsletter to remove trash cans from sight within 12 hours following trash pickup. In addition, John will send out letters to any homeowner who is not in compliance with this rule. The board will work with all special cases on an individual basis, in the best interest of each homeowner and DRC.
- Landscaping and maintenance issues - There are a few properties in DRC that are not being maintained. John reported 209 Traders Way and 502 Artisan Way to the City of Martinsburg; they will take care of mowing the lawns on these properties until sold. There are a few shrubs that need to be removed from the front entrance. Pat moved and Cindy seconded that those shrubs be removed and not replaced; also Pat and Arnold will plant some perennials in the front entrance to add a little color to the front entrance.
- Pet (cats and dogs) leash law – a formal complaint was filed by a homeowner regarding cats disturbing homeowners' lawns. This homeowner's complaint stated that the board was not enforcing the covenants in allowing this to continue. After much discussion on this issue, the board agreed that a notice will be sent out in the spring 2013 newsletter to remind homeowners that they must not allow pets to roam the neighborhood. If a homeowner should have a complaint regarding this rule in the covenants, the homeowner should contact Bill Barney, who will look into the matter. If the pet can be identified, the pet's owner will be contacted. If the pet cannot be identified, animal control may be contacted.
- Mowing, weeding and trimming - Ground Effects has been contracted to maintain the commons area and designated areas this season. Several board members expressed discontent with the recent weeding done by Ground Effect in the Commons area. John will speak with GE to discuss this matter.

- General maintenance of DRC –

John will request that the Trader's Way street sign be moved to the other side when the painting takes place this spring. The Trader's Way sign has been missing for many years now! Connie made a motion and Cindy seconded to have Bill and Pat meet with John to approve the contract for the following maintenance items:

- Painting the lampposts
- Painting the poles on street signs
- Removing and painting street sign brackets
- Straightening of DRC signs within the development
- Staining the bridge
- Replacing the street sign on Trader's Way

- Architectural issues: Cindy moved and Pat seconded the motion to accept board approval by email for any proposals for architectural changes, with Bill Barney as the coordinator. The board initiated this change in order to expedite the process of obtaining approval for changes by homeowners.

- **Adjournment**

Cindy made a motion to adjourn the meeting. The meeting was adjourned at 8:05 pm. The next meeting will be on July 1, 2013 at 6:30 at 210 Sentry Lane.

Minutes taken by Secretary, Cindy Stewart

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**DR RUN COMMONS**  
HOME OWNERS ASSOCIATION  
BOARD of DIRECTORS

## SPRING NEWSLETTER

The Board wishes to thank all our owners who have continued to maintain the neat and safe conditions within our development. The value of our community will remain a strong value in the marketplace if we all maintain our homes and property. Covenant violations have been addressed with a degree of success and the Board will continue to monitor violations.

There are a few items with which the Board would like your assistance.

**First** would be a request that the dog walkers who neglect to pick up after their pets please begin to do so. With summer not far away, we will have children playing in the common areas and it would be a shame for them to have to run home after being soiled with feces that was not properly removed. Please use the two pet areas where scooping is not required.

**Second** would be to inspect your mailbox and post. If they need painting or replacement, schedule the work as early in the spring as possible.

**Third** would be to walk around your home to see if there has been a substantial accumulation of algae on the siding. Over time continued accumulation will damage the finish of the siding to the point where it can no longer be removed. Early power washing can save you an expense in the future.

**Fourth** would be to remove your trash cans from sight within 12 hours following scheduled trash pickup.

**Fifth** would be for all owners of cats and dogs to comply with the section of the Covenants that addresses pets within the development.

Each item listed above is covered by the Covenants of Dry Run Commons and will be monitored for violations and possible action. Please assist your Board in maintaining the appearance of the community which will in turn increase the value of all of our properties.

Your Board put to bid the mowing for the upcoming season and has awarded the contract to Ground Effects, LLC. This contract will cover mowing, weeding, trimming of shrubs, mulching the playground and emptying the trash receptacle at the playground.

The Board has also prepared an RFP for additional maintenance items which will be sent to contractors for bids. The RFP will address the following items: Painting of street signs and posts; painting of lamp posts; staining the bridge; and straightening of signs and posts.

## ANNUAL YARD SALE

The annual yard sale for the community has been scheduled for May 31 & June 1, 2013 with rain dates of June 7 & 8, 2013. As in the past, the event will be advertised in the Journal. Start gathering and pricing items today.

## SOMETHING OF INTEREST

NOT ALL THIEVES ARE STUPID!!

The electronic age has produced electronic criminals.

1. A friend of a friend left their car in the long-term parking at the airport while traveling and someone broke into the car. Using the information on the car's registration in the glove compartment, they drove the car to the people's home in Pebble Beach and robbed it. So I guess if we are going to leave the car in long-term parking, we should not leave the registration/insurance cards in it, nor your remote garage door opener. This gives us something to think about with all our new electronic technology.

2. GPS.

A police report states that someone had their car broken into while they were at a football game. The car was parked in a designated parking lot adjacent to the football stadium and specially allotted to football fans. Things stolen from the car included a gun, a garage door remote control and a GPS which had been prominently mounted on the dashboard. When the victims got home, they found that their house had been ransacked and just about everything worth anything had been stolen. The thieves had used the GPS to guide them to the house. They then used the garage remote control to open the garage door and gain entry to the house. The thieves knew the owners were at the football game, they knew what time the game was scheduled to finish and so they knew how much time they had to clean out the house. It would appear that they had brought a truck to empty the house of its contents.

Something to consider if you have a GPS - don't put your home address in it... Put a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one else would know where you live if your GPS were stolen.

3. MOBILE PHONES

This lady has now changed her habit of how she lists her names on her mobile phone after her handbag was stolen. Her handbag, which contained her cell phone, credit card, wallet, etc., was stolen. 20 minutes later when she called her hubby, from a pay phone telling him what had happened, hubby says 'I received your text asking about our Pin number and I've replied a little while ago.' When they rushed down to the bank, the bank staff told them all the money was already withdrawn. The thief had actually used the stolen cell phone to text 'hubby' in the contact list and got hold of the pin number. Within 20 minutes he had withdrawn all the money from their bank account.

Moral of the lesson:

a. Do not disclose the relationship between you and the people in your contact list. Avoid using names like Home, Honey, Hubby, Sweetheart, Dad, Mom, etc....

b. And very importantly, when sensitive info is being asked through texts, CONFIRM by calling back.

c. Also, when you're being texted by friends or family to meet them somewhere, be sure to call back to confirm that the message came from them. If you don't reach them, be very careful about going places to meet 'family and friends' who text you.