

2024 Spring Hill HOA Annual Meeting MINUTES

November 19th, 2024, at John Torok Community Center

COME TO ORDER @7:01

1)Introduction of HOA Board members (absent was Ralph Tucker ARC)

2)Introduction of guest Bob DeHoff for development updates and any Q& A to discuss plans for Spring Hill Phase V and VI.

Commended HOA for maintenance of HOA; phase V w/ 3 lots being constructed. 10 Lots identified in phase VI, sales not until after roads in next year. Villa Lots are single family, detached, with basements. The Villas will be managed by a separate HOA Board. Asphalt roads in Spring and connection of streets (Kenway) 2025. The Villas will not be part of our HOA; partly because of having a separate retention pond, and different home design. Phase VI is the final phase for the Spring Hill Neighborhood.

Q: Plans for other Lots; B1 zone (limited retail and office) “no plans at this point in time”; 2001? (or 1999?) was when DeHoff acquired the Spring Hill area from Boettler. Initial plan was all single family homes – Mayor Krogan wanted more be of a tax basis, so wanted some Commercial. Soccer field moved to current location; Q: corner is zoned for? Commercial (100,000sq ft?); widening of Arlington road by 2027-2028 along with roundabouts. Q: cut through worries from Southwood to Kenway (DeHoff feels it’s a circuitous route, and that due to likely stop signs, along with projected roundabout at Boettler, is unlikely to cause any issues on Kenway)

3)Introduction of the City of Green service department for Trees and City Sidewalk aggregation program (Valeri Carr, service/park dept; Bryce Zimmerman); City Services engagement with tree management is new relatively due to development since 1992, and Urban Forestry is something that has been being developed. A Grant was achieved to get project going. Important project: Tree inventory for the City (e.g. Dutch Elm disease); Diversified “forest”; Ordinances revised for tree care, etc., along with recent reported sidewalk safety issues. Sidewalk is supposed to be 100% homeowners' responsibility – Green is trying to address this, and City Council has been debating involvement options. Legislation started about a year ago, and passed this past March, trying to get the program going (“pilot” program). Want to get buy-in from the residents. Some value to standard, maples trees are not the best for “devil strips” and choosing the correct tree.

The Raised sidewalk project: After a Sidewalk survey, letters were sent out in recent months to homeowners. Replacement cost is a 50/50 split with the City and homeowner to share cost of sidewalk replacement, including stump grinding. Trees causing raise sidewalks to be removed by city for owner. Criteria was deviation of sidewalk of 2” (tripping hazard); in Spring Hill, the sidewalks have raised from trees roots (other places it’s soil); Trees are to be replaced with City approved trees (but no tree replacement list is determined as of yet);, The City is trying to work with Nurseries to get discount on trees, but City is NOT responsible for replacing the tree (may hopefully happen in 5 years);

Q : Stump grinding (Haymaker) is starting this week; then frame of sidewalk, and then concrete. Q: Is there any plan for the City to work with Arbor Day Foundation (Tree City USA guidelines)? A: We are a

tree city” for the past 6 years. Q: Removing established trees from Spring Hill is lowering the property value of our neighborhood. Can the Homeowners bear the responsibility of 100% cost of sidewalk replacement or leveling to save their tree? A: The majority of cases, the tree's roots are causing the sidewalk problem and will continue to do so. And disturbing the root system will likely damage the tree anyways. Q to Board: is the homeowner responsible for their tree and its replacement? Yes, including required pruning for pedestrian safety.

Bryce Comments on tree replacement:

A. He is focusing on the right tree in the right place; some red maples roots are in top 10” of soil; location of planting: not enough space red maples as some can get 40” in diameter – too big for the space and the water table may not be available? Possible use of “Water bags” in future.

B City stump grinding to be 10-12" deep, so owner can plant over it? Q: Owner is trying to save tree on Dalby – they are going to cut roots and hope the tree lives, Q: Street lights wiring to electric boxes concern on how the wiring is traversing property – if wiring is disrupted, will need repaired (wiring is supposed to be 18” deep) – avoid additional cost to homeowner? George says this is a potential hazard for future homeowner references. Grinding holes with wood chips – can plant over it according to Bryce(,?).

C. The minimum replacement tree should be 2” caliper (diameter! Not height) recommends Balled trees. Bryce should be contacted by the homeowner via a “replacement tree permit” to review a tree species and planting assessment. There are 20 trees picked out that could go into the Spring hill neighborhood; ODNR compliance? Note: Scores of soil composite (poor on Springbury) based on topsoil and water location, Will the homeowner use a contractor / nursery when the tree is being planted? A Good root system is important. Take burlap and wire off! ODNR/ISA

Q: to 13 homeowners who must replace trees: Newly finalized City process– go through permit process (waived fee!). Bryce can come to the site to choose the best tree for that site. He will also come out with the contracted landscaper to make sure the tree is planted correctly. City Website, go to documents, call his office if you have questions. Brochures left. Note: NO Bradford pears or Ash tree (due to bores) or Elm trees (Dutch elm dz). Hoping to do workshops to learn things like how to mulch properly; too late to opt out of the program THIS year.

4) HOA Board Activity review of 2024 and future: (see details in meeting power point George made)

Thompson Electric new electrical contractor due to lower costs and responsiveness for residential electrical works (Lamp Post wiring and outages).

AR committee (Kevin): Street tree replacement process; Bryce thumbs up, regional ODNR not so much. Street tree: Homeowner is responsible for PRUNING – 8 foot clearance. The best time to prune is now until March (tree is dormant). Homeowners near Boettler Rd, fence are responsible mowing up to it.

5) 2024 and 2025 Budgets review: see Power Point; Kerrie works on this meticulously. 2024: Major expenses (pond) – we switched vendors in 2023 after having so many problems (Pond Wiser is current contractor – licensed at different levels of pond management), Fountains maintenance costs increasing on smaller fountains were getting clogged – larger fountain eliminated clog service calls, has done well. Saved money by going to Zelle versus PayPal in 2024. (Kerrie) concrete repair last year (“Other”).

6) **Open HOA Board positions nominations:** two stepping down (Andy and Rachel)

Open floor for nominations for Vice Presidency: self nominates Kevin Tremmel.

Open floor for nominations for Secretary: self nominates Emma Bailey :

Open floor for nominations for 2 ARC positions: self nominates Mark Trew (ARC)

self nominates Jennifer Piatt (ARC)

Announcement for the Spring Hill Holiday Light Contest (1st, 2nd, 3rd place to be awarded) - Alison Hart Chairperson. Please register or nominate neighbors on the HOA WEB on the Contact HOA TAB by December 18th.

7) **Homeowner & HOA Board discussions on Raised Safety Concerns for 2025y**

Parking on the street curved hill areas of Springbury and Kenway: Driver's Vision being restricted due to vehicles parking on both sides of the road. ARC had multiple conversations with city engineering and sheriff's departments in 2024 about resident complaints. Coneses with attendees is to get in touch with the neighbors to park appropriately. Discuss safety issues with the City's safety director for possible resolution options.

Excessive and continued Speeding through the allotments. Is physical restriction (speed bumps) required? Speed humps versus speed cables (latter is portable, movable so can be seasonal); smart (speed) trailers are "short-termed"/ limited in use because there and gone in a couple of weeks (Implemented on Kenway in fall of 2024) No significant results. No other Green allotments have done this. Consider implementing Three- way stops, suggestion? Suggest contacting the sheriff's office to physically monitor and ticket speeders.

Adjournment and closed the Annual Meeting at 9:07 p.m.