

**Revell Downs HOA Board of Directors
Monthly Meeting – July 23, 2024
Christ Our Anchor Presbyterian Church**

Call to Order

The meeting was called at 7:02 PM by Mike Jarjoura

Attendees

- Board Members in Attendance: Mike Jarjoura (President), Ben Gittes (Treasurer), Amy Jarjoura (Acting Secretary)
- Board Members Absent: Demetria Hall (Vice President), Cameron Nugent (Secretary), Ginger Davis (Member at Large)
- Community Members in Attendance: David Stansbury, Paul and Eileen Gray, Keith Manuel, Tom Farren, Mike Day, Charlotte Day, and Jaime Krabbendam

Approval of Minutes

Mike Jarjoura moved to approve the June 2024 meeting minutes as presented. Motion carried.

Financial Report

Ben Gittes reviewed the June financial statement. Copies were available for residents in attendance.

- The contract for the Revell Downs Easement from the B&A Trail project and the paperwork for the monetary check have been signed. We will receive the check within 30 days.

Committee Reports

- B&A Trail
 - Jamie Krabbendam is leading the Broadneck Trail Committee. This subcommittee was created to address the negative effects of the B&A Trail on the Revell Downs community. The committee is seeking ways to hold responsible parties accountable for the loss of trees, noise pollution, and the visual impact on the community.
 - The committee is in the process of securing a date for Councilwoman Feidler to visit the neighborhood to hear concerns firsthand and to witness the effects of the recent tree removal outside the community.
 - The subcommittee is actively exploring options at the county, state, and federal levels, with a focus on securing fast-growing trees and uniform fencing along the exterior of the community to restore aesthetics and address other needs to reduce noise and air pollution.
 - A call to action for community support is urged. The subcommittee will survey community members and gather signatures for a petition advocating for these changes.
 - Jamie Krabbendam should address any questions related to this project. She is the point of contact for addressing HOA and county/state-related inquiries on this topic.
 - Ben Gittes provided two additional points of contact.
- Traffic Calming
 - David Stansbury is leading a Traffic Calming Committee. This subcommittee was created to address the speeding concerns on Bay Head Road and the safety of residents who walk across this road to access the Bay Head Park facilities.
 - A speed trailer was placed on Bay Head Road on July 15th, 2024, to collect speed data. The trailer was removed on July 24th, 2024. Unfortunately, no data was collected.
 - The county staff is currently being trained on new non-invasive data collection equipment
 - Eric Tabacek, from the AACO Traffic Engineering Division, was unable to give a time estimate for training completion and the disbursement of new equipment. In three weeks, David Stansbury will contact him for an update.

- Concerns regarding speeding in the community were brought up. Community members that have concerns about specific speeding and safety issues in the neighborhood are encouraged to reach out to David Stansbury at speed@revelldownshoa.org

Old Business

- The new Revell Downs Website is live. Board member emails are setup.
- Items for purchase/repair
 - The swing gate at North Commons is in need of repair.
 - The basketball gate was adjusted but needs a new latch.
 - Rules Sign for Basketball Court needs to be purchased.
- Gate repair Commons North. Latch for the basketball court. Signs for the common areas
- Motion made by Mike Jarjoura to name the commons areas Commons NORTH and Commons SOUTH and to purchase signs for both areas. Motion carried.
- New roof request to HOA presented. ARC committee completed and approved the request.
- Grounds Update
 - Landscape Company mows up to the short community nature trail in Commons North.
 - Landscape Company mows the common areas from March through October.
 - Landscape Company removes trash in the common areas.
 - Create a post on the website for not dumping waste or items in the common areas.
 - Snow removal is the responsibility of the county.
- Mosquito Spraying
 - The deadline to submit for mosquito spraying was not submitted for 2024.
 - An application for testing for spraying will be added to the 2025 calendar.
 - Discussion regarding natural home solutions for reducing mosquitoes was held, and information will be added to the newsletter.
- Newsletter
 - Creation of a community newsletter was created and presented for review. Hard copies of the newsletter will be printed and distributed to every homeowner. A group of volunteers will distribute the newsletters.
 - Newsletters will be available to download on the HOA website. Discussion if printed copies will also be available for future newsletters. A review of the budget is needed to see the costs of printing quarterly newsletters.

New Business

- Also brought up under old business was a motion made by Mike Jarjoura to name the commons areas Commons North and Commons South. Motion carried. Signs will be purchased and installed for these areas.
- The newsletter was presented for review to the board and committee members. Revisions will be made prior to printing to include mosquito information and B&A trail updates.
- The community covenant is with Elmore Law for updating. Once completed, it will be available to the board and community for review. Mike Jarjoura led a discussion on the importance of the community coming together to discuss the covenant and ARC review of the neighborhood. Based on our current covenant, there are several violations. Future discussion will include grandfathering certain violations with a proposed date for updating items to be in alignment with the covenant.
- There are currently 82 homeowners who are not current on their assessment fees.
- Motion made by Mike Jarjoura to include a community annual survey in the newsletter. Motion carried.
- Motion made by Mike Jarjoura to hold the 2024 Annual Meeting to the 2nd Tuesday in October. Motion carried.

Open Forum

- Community residents brought up concerns with the amount of money being charged on outstanding assessment fees. Mike Jarjoura addressed this matter discussing the process in which Tidewater and Elmore Law work with residents on late assessment fees. Mike Jarjoura is communicating with Tidewater and Elmore Law to assist residents in the process of paying fees/fines. There are currently 82 homes that have not paid their assessment. When residents do not pay, and the case goes to court, the HOA is responsible for paying the court fees. For this reason, it is important for residents to pay their assessments when due.
- Community residents brought up the difficulty they have experienced when trying to pay assessment fees on the Tidewater site. Ben Gittes asked homeowners to write down specific information regarding the difficulties with online payments and give this information to Mike Jarjoura who will then address these concerns with Tidewater Management.
- A long-time community resident asked why we have an HOA and whether Revell Downs has always had one. Ben Gittes addressed this concern, stating that when the community was first established, it was run by the residents. Over time, this became too much for volunteers to do, so a management company was secured to handle the financial aspects of the HOA. All other aspects of the HOA are handled by the board members and community volunteers.
- A community resident inquired about the recent cracks that were sealed in the streets. This was performed by the county. One resident spoke to the county workers and heard that the county is planning to put another layer of asphalt on the roads in the community.

Next meeting

August 13, 2024, at 7:00 PM at Christ Our Anchor Church.

Adjournment

There being no further business to discuss, Mike Jarjoura adjourned the meeting at 7:52 PM.