

Revell Downs HOA

September 10, 2024

The HOA community meeting was called to order by Mike at 7:00pm.

President: Mike Jarjoura

Vice President: Demetria Hall

Treasurer: Ben Gittes

Secretary: Cameron Nugent

Members at Large: Ginger Davis

Community Members: Sharon Duncan, Karen Couch, Ernie Couch, Michael Dela Cruz, John Tully, Nadeem Ashraf

Approval of Minutes

- There will be an amendment to minutes from last month and resubmitted.

Open Items Discussed by the Board

- Bike Trail: they will be connecting the sidewalk to trail at entrance of community
- Traffic Calming:
 - o Looking into adding speed humps or speed bumps (more aggressive) for Secretariat, to put one at every intersection.
 - o The county is continuing study on Bay Head and will be adding Revell Downs and Woods Landing study.
- There will be a late fee going into 2025 for annual dues. Right now, after 5 months, it goes to collections
- Continuity fence: There has to be a 4ft gap between homeowner fence and continuity fence to be ADA compliant. We will put a pause on continuity fence for now and work on the shrubs and trees lining the trail once it is finished.
- We cannot plant trees along trail if there is a telephone wire above trail; however, we can plant 6-8 ft shrubs.
- Tree removal: western side of entrance for dead and fallen down trees.
- The \$18k for dock in the reserve study: can put the dock money to replace front sign of community and would have \$9k left in reserve study fund.
- New covenant: board will be working with attorney before presenting to community.
- Impact ARC Review of neighborhood: need to figure out how to move the community forward if some homes are not up to covenant (how much notice do we need to give homeowners before their houses need to be compliant?)
- Annual Survey: One will be sent out every summer.

- Only 42 houses are signed up on Tidewater Portal. If you need assistance, please reach out to HOA.

New Business:

- Newsletter delivery discussion: homeowners requested hand copy and/or email copy. The next quarterly newsletter will be available both ways.
- Block captains: New idea and will need to come up with documentation expectations being sensitive to privacy and communication. This would be a way to alert community of any emergencies and have everyone on the same page. Still throwing around ideas and expectation list.
- **2024 Annual Meeting – Tuesday, October 8th**
- Adopt-A-Highway: Revell Downs is part of it! Four times a year, the community needs to watch the sides of the road for trash, cans, and bottles.
 - o Community clean up? Next meeting we will pick a date. The county provides vests and essentials for cleanup.

Open Forum:

- Homeowner has sidewalk in front of house that needs to be repaired. The sidewalk is county but will check property line to see where the driveway and county sidewalk starts.
- Lock doors on house and cars every night.
 - o We will post non-emergency number for county in next newsletter.

Next meeting, Tuesday, October 8th for the Annual Meeting.

Meeting adjourned at 7:53pm by Mike

Secretary, Cameron Nugent