

**Shadowood Homeowners Association
Neighborhood Wide meeting August 5, 2025**

This meeting was called to order at approximately 7pm.

Present: Board members Earl Johnson, Doug Butler, and Laurel Schirr. Missing Board Members: Sandy Zorawski, Jeff Gray, Sam Messimer and James Brinkley.

Neighbors Lisa Butler, Ian Darling, Marie Johnson, Bonita Pope, Judy Brasher and Michelle Saggs.

Treasury Report: Earl delivered this report because the treasurer couldn't attend. He said that as of August, 67 out of 100 households have paid their 2025 dues. Reminder notices would be sent. Ian asked about Venmo and there was some discussion of electronic payments.

After note: HOA is setup to accept payments via Zelle at Eastman Credit Union using our e-mail address of boardofdirectors@shadowoodhoa.org

Earl stated the balance in both savings and business accounts totaled \$71,613.07. Judy asked if there were any improvements on the horizon and Earl replied that there were none. There was a mention of washing the curbs again after the city had finished repairing them. Doug informed those in attendance that the board had considered during this past year buying the lot on Roan near the entrance to the neighborhood, but that accessibility only via Roan St. made it unattractive for any community use. Earl added that a lot had also become available near the entrance on Browns Mill and again accessibility was a problem along with now two properties that would collectively be cost probative given the HOA budget. There were no questions about the treasury report.

Old Business:

1. A request was made for neighbors to take pictures of any curbs which needed repair so the board could notify the city for repairs to be made.
2. Last year's "Rock the Block" party had been a hit with 65 individuals attending.
3. The Roan Street entrance has been repaired after last year's car accident which damaged both fencing and landscaping. The driver's insurance had totally covered these costs.
4. The second neighborhood-wide HOA meeting will be held in the fall. Ideas were solicited. It was decided that Oct 26th from 4-6pm would be best and be in a format similar to last year's block party with the possible addition of a children's Halloween parade of costumes.

After note: This later changed to Oct. 25th from 12-2 pm.
5. Earl was asked if he was notified of new moves into the neighborhood. He said no although sometimes realtors called to see if the dues were in arrears on the part of the sellers.

6. Laurel asked if "welcome baskets" were still being given to new neighbors. It was explained that this process became too difficult for several reasons.

New Business:

1. Earl announced a late fee of \$30 would be added to annual dues if not received by June 30th each year.
2. Doug explained that the covenants were written while the neighborhood was being built and that much of the language was confusing for current use. He explained that the BOD was currently writing clarifications for easier use. These would be posted on the Shadowood website. Earl asked if anyone found any of the clarifications unclear, to please email boardofdirectors@shadowoodhoa.org. It was suggested that www.shadowoodhoa.org website link be added to Facebook page.
3. A question about dumpsters was raised. Earl said the covenants allow a dumpster to be parked for up to one year. Exceptions could be made if permits from the city were extended. This led to a discussion of businesses being run from residences. Since this is a violation of city law, Lisa said she had called the city's "code enforcer" to complain about a neighbor running the business from their home. Eighteen wheelers were delivering pallets of equipment to the front lawn where work would occur. Workers were coming and going and work trucks were parking in the cul-de-sac blocking leaf and garbage pickup. Other neighbors concurred.

Earl made the following ongoing reminders:

1. No grass clippings should be placed curbside but instead bagged with trash.
2. Remove dead vegetation such as trees and plants from landscaping.
3. If you are bothered by off-leash pets, the HOA will notify the pet owner for you. If owner cannot be reached or is not responsive to the issue, then call animal control.

Meeting adjourned at approximately 8pm.