

1. Entrance Landscaping Improvements Proposal

In January, there was some discussion in the HOA Facebook group about proposed ways to improve the appearance of the entrance to the neighborhood. Bridget Falco and John Hammond took the lead and met with landscaper to discuss options for improving the look of the entrance. There were 2 suggestions for improvements. The first was to upgrade the plantings and expand the beds as follows:

A. Entrance Landscape

- Redesign both sides of entrance
- Center island to remain the same – as is
- Keep the grasses on the corners of the walls
- All other plants to be relocated in other locations
- Plants to be used are as follows: sunhine anise or osmantus goskiki,
- bowling ball arborvitae, dw. Camelias, cleyeras, new annual beds
- A 50/50 blend of topsoil if needed for beds
- Mulch
- Removal of all excess materials that are not needed
- Misc. supplies
- Labor
- Equipment
- *One year warranty of plants if JLM fault

This would have a total cost of **\$3,985.00**

The second proposal was to expand and improve the lighting at the entrance. This would entail the following:

B. Entrance Lighting Upgrade

- Removal of all existing lighting fixtures
- Installation of new LED lighting fixtures
- Use of the current transformer for entry side of entrance
- Installation of new transformer for center island and exit side of entrance
- New wire for any areas that require to be replaced or extended
- Up lighting fixtures for oak trees and crape myrtles
- New LED fixtures for center island (bullet lights)
- New LED fixtures for entry and exit wall (bullet lights)
- Misc. parts
- Labor
- *One year warranty on all JLM workmanship
- *Length on right side (entry) is approximately 225'
- *Length on left side (exit) is approximately 340'

Total cost for this upgrade: **\$5,650.00**

Board Recommendation : After lengthy discussion, the board has decided to recommend we proceed with the Lighting Upgrade. It is felt that this provided the most return for the expense and would really make a statement at the entrance to the neighborhood. The look would be similar to this:



The entrance to the neighborhood does look a bit dated and has not been drastically updated in a long time. We feel that this update would really make Stonewall Farms stand out from the older communities that surround us which adds value to our homes so is worth the expense. Please let us know what you think as we're holding off on a final decision until we get feedback from the community.

2. Dues Late Fees

The Board wanted to remind everyone that per the covenants, annual Homeowner dues are due Jan 31st of each year. We do allow the annual dues to be split in 2 payments and sincerely appreciate all of you that have historically paid on time. Paying on time makes things easier to manage and avoids collections and billing costs to the HOA. We feel that is unfair to the homeowners that pay on time when someone does not. Late payments create additional work for both the board and bookkeeper to manage as well and additional mailing postage expense to keep up and chase those homeowners that are delinquent.

With that in mind, effective immediately, in accordance with section 3.4 (h) of the Amended and Restated Protected Covenants of Stonewall Farms Subdivision, any outstanding balance of homeowner's dues on will be assessed a 10% annual late fee billed semiannually (July 31 / Jan 31. We do not expect to have to do this and sincerely hope we do not have to, but it just isn't fair to the overwhelming majority that pay in time. A reminder of the late fee will be added to the monthly statement that is sent for the dues.

3. General Reminders

Drivers Speed- We have continually had the issue where drivers of all ages drive ***WAY TOO FAST*** in the neighborhood. It is not limited to any age range and not just visitors. If you look at the Facebook group this has been going on for years. There are a lot of young children in the neighborhood. We ask you to slow down. If you see someone walking (kids, adult whatever) slow down more. Be considerate of others and make the neighborhood safer. The speed limit in the neighborhood is 25. We'd suggest you keep it under that. If you see someone speeding through the neighborhood, please say something to them. If you are hesitant to approach anyone, please contact Chris Lyon with the specifics and he will gladly do it.

Some homeowners have asked about options to slow people down. Speedbumps are a way, so, if you don't want Speedbumps throughout the neighborhood, slow down.

Fences – We have some wood fences in the neighborhood that are starting to show their age. Please tend to any fences in need of repair. A thorough pressure washing often makes a huge difference.

Landscaping – Please keep your landscaping maintained. As a HOA, we spend a great deal of money and time ensuring the beauty of the common areas, so we ask that you give the same effort to keep your home and landscaping in line with the rest of the community. It helps us all with our home values when the entire neighborhood looks well maintained.

One common bit of feedback we get is about screening backyards. If you have gardens, swing set, trampolines, greenhouse, etc, they can sometimes look unseemly from the road (especially if you let things get overgrown around it). Please consider putting in some landscaping to screen your backyards if you have things like this.

Utility Trailers – Utility trailers cannot be stored in driveways or in the back yard in view from the road or surrounding neighbors (interior lots). The covenants do allow for a process to request you store a utility trailer on your lot (out of view).

However, homeowners may submit a request to the Stonewall Farms HOA Board for storing a small trailer on their lot.

After receiving approval from the Stonewall Farms HOA Board, the homeowner must insure that the placement and/or storage of the trailer is not visible while standing in the street anywhere in front of the home.

In addition, for interior lot home sites, the trailers must not be 'visible' from the rear of the home.

This may be achieved by fencing or natural plant life. If fencing is used it must be of the type that is described in Section 2.8 below.

We have had feedback on some things above in the neighborhood that do require attention and hope some of the reminders above will get them addressed. If not, we will be reaching out to homeowners individually to point out things that are in need of attention.

Thank you in advance for helping keep Stonewall Farms the beautiful, family friendly place that it is.