



**Shearon Farms Single Family HOA Board Meeting  
September 14, 2015 7:00pm – 8:00pm: Richland Creek Community Center**

**Board Member Attendees:** Tom Paonessa – President, Kathy Kennell – Secretary, Stacy McKinnes – Secretary

**Homeowner Attendees:** Flo & Pat Kandefer, Jhair Williams, Laurie Dangler, Will South, Jamika McMillian

Topic	Discussion Leader	Time
1. Welcome	Tom	1 min
2. HOA Financial Report	Ed	5 min
3. ARB Update	Tom	5 min
4. 2015 Beautification Project	Tom	5 min
5. Shearon Farms Community Fall Yard Sale	Tom	5 min
6. Fall 2015 HOA Event	Flo	5 min
7. Fourth Quarter HOA Meeting	Tom	5 min
8. Christmas Eve Luminaries	Tom	10 min
9. Parking Issues	Tom	10 min
10. Questions/Concerns	All	9 min
<b>Upcoming Events</b>		
• Saturday, October 3, 2015 time TBD – Shearon Farms Community: Fall Yard Sale		
• Saturday, October 10, 2015 time TBD – Rainsong and Overglen Intersection: Fall Event		
• Tuesday, December 1, 2015 at 7pm – Richland Creek Community Center: SF HOA Meeting		

**Discussion Notes 9/14/15:****1. Welcome - Tom Paonessa****2. HOA Financial Report - Ed Kato**

- a. Current HOA bank account balance - \$13,354.78
  - i. Major Expenses:
    1. \$2,552/5,000 budget – Spring Event
    2. \$604.18/850.00 budget – Beautification Committee
      - a. Have not had a summer yard of the season – **will try to squeeze it in**
    3. \$200 – Tax Preparation
    4. \$295.71/400 budget – Communications and Administration Fees (mailings and website)
    5. \$6,810/7,000 budget – Mailbox Project
      - a. May have a refund coming back from a homeowner who replaced their own mailbox post
  - ii. Was allotted, but have not used:
    1. \$1,000 – Legal fees
    2. \$1,000 – Insurance policy for HOA
- b. Two homeowners owe HOA dues for the past two years and the Board of Directors is working to resolve these past due accounts including late fees.
  - i. Could amount to a couple of thousand dollars for the HOA

**3. ARB Update - Tom Paonessa**

- a. Current open ARB requests
  - i. No current ARB requests
  - ii. Tom is putting an enclosed porch on, took right to the board so there wouldn't be any favoritism since he is on the ARB
  - iii. A fence was replaced, already approved
  - iv. Jhair Williams sent one a couple of weeks ago to grade his land for a patio
    1. **Think it was lost in Tom's personal email... will send it to the president account**
- b. Homeowner lawn care
  - i. Grass cutting
  - ii. Tree trimming
  - iii. Mulching and shrub trimming
  - iv. Comments:
    1. Should we hire someone to enforce the rules so it isn't the board members becoming the bad guys?
    2. Talk about revisiting creating a fine structure
- c. Painting requests and approved paint colors
  - i. Tom has 3 pages of approved colors, will send them out if requested
  - ii. Thoughts to post the swatches on the website for reference
- d. Exterior power washing
  - i. If houses have mold, HOA will knock on your door and suggest you have it power washed

**4. 2015 Beautification Project – Tom Paonessa**

- a. Mailbox replacement project
  - i. Complete
  - ii. One mailbox was in violation, but is now resolved

**5. Shearon Farms Community Fall Yard Sale – Ed Kato**

- a. Saturday, October 3, 2015
- b. Time: 8:00 am until 12:00 noon
- c. Signage and ads on Craig’s list & WRAL web site
- d. Comments:
  - i. Have you reached out to the townhome HOA? – Yes, but having a hard time coordinating

**6. Fall 2015 HOA Event – Tom Paonessa**

- a. Date: Saturday, October 10, 2015
- b. Plan – Five to ten volunteers needed to determine a theme and to coordinate the event
- c. Tom will be adding to the Google group

**7. Fourth Quarter HOA Meeting – Tom Paonessa**

- a. Tuesday, December 1, 2015
- b. 7:00 PM – Richland Creek Community Center
- c. 2016 Budget

**8. Christmas Eve Luminaries – Tom Paonessa**

- a. December 24, 2015
- b. Volunteers needed to prepare luminaries, distribute and reclaim

**9. Parking Issues – Tom Paonessa**

- a. Overnight parking
- b. Parking that obstructs emergency vehicle access

**10. Questions/Concerns All**

- a. Can you paint the gutters?
  - i. Keep them white
- b. Some front doors are painted different colors? (Coral)
  - i. Should have already been handled by the HOA, but if anyone sees it, send the board an email.
- c. What is going on with the dirt that is being dropped across from the lake at the dead-end of Shearon Farms Ave?
  - i. The Town of Wake Forest came out and signed off on it.
  - ii. John Lancaster claims he is not building anything on it, but just leaving the area.
- d. Who is supposed to maintain the grass near the Burlington Mills entrance?
  - i. It is private property, which will eventually be sold...
- e. Guy was supposed to look at if the covenants are attached to the homes?
  - i. Guy still has it on his to do list.
- f. Be careful when cutting the trees on Shearon Farms road. Pat was almost fined \$2,000 for cutting them. It’s illegal for Shearon Farms to cut the trees because they are the property of Wake Forest. Be careful within the 6 – 8 feet easement from the sidewalk, as they can fine you. – We need something in writing – Asked Pat & Flo to get that