



Q3 Community Meeting Information and Updates

Agenda Items:

- **Financials** are posted on the website on the 25th of the following month – June 2023 was posted on 07.25.23. If there are questions, please send them to our Treasurer, Ashley Kile, CPA at finance@mcculloughhoa.com
- **Current Project Overviews:**
 - Amenities Updates:
 - The Amenities Committee is reviewing the possibility of having lifeguards next year. At this time, they are soliciting bids from multiple companies, to include maintenance only (no guard/attendant) as it is now, attendants, and lifeguards. Once they review all options, they will make a recommendation to the Board for review and ultimately approval.
 - We are also working to replace the wading pool umbrella/shade.
 - Tennis court nets are being reviewed to replace the torn nets.
 - We have heard your feedback and will be moving the pickleball lines to not directly overlap the tennis court lines on court two.
 - Dorsey Pool Security Enhancements:
 - Following homeowner feedback about safety concerns and darkness, the Board voted to solicit York County to install three additional streetlights. This work is complete, with the exception of landscape clean up. The Landscape Committee has worked with US Lawns to direct next steps in that area. Thank you to the residents for their kind and constructive feedback!
 - Greenway connector to Jack Hughes Park:
 - We have learned the Town of Pineville has approved the architect; work is slated to begin in the Fall.
 - Security Cameras:
 - The Board chose an internet provider to supply the poles for exit cameras at Marfield, Cedar Park and Miller/Gladden Rd exits. Pineville Communication Systems will be complete with that work very soon. Next, you'll begin to see our vendor, RFP, installing the cameras and their housing.
 - Amenity Center Reservation:
 - Our website has a new tool! Please use the Amenity Center Reservation tab to:
 - Book a meeting with Meg, our Community Association Manager during her office hours
 - Book at pool party (NC Miller Glen Pool or SC Dorsey Pool)
 - Book time on the courts: Tennis court 1, or Multiuse (Tennis or Pickleball) court 2
 - Note, this tool is not only new to us, but new overall within the website offerings. As such, we appreciate your continued patience as we work out a few kinks.



Please, do send your kind, constructive feedback to our Amenities Committee as they work to monitor this new feature in conjunction with Meg.

- Tennis and Pickleball players: we understand the need to have more court options for court 2 when registering to allow for the 4 courts. We are working on this as an update. Please stay tuned.
- Further, please, note the restrictions that are in place: Each homeowner may only reserve one court at a time for a maximum of 2 hours per day. A homeowner may bring up to 8 guests (including themselves) with them to the court. Courts can only be booked up to 1 week in advance. If homeowners are seen abusing the rules, amenity use restrictions may be applied by the Board. If you have a reservation that ends, and no others are on the court or the calendar, you may continue your play. Please, be respectful of other owners who want to use our amenity as well.

○ Crystal Lake Pond | Dam Project: we are meeting with NorthWest GeoScience next week to review the next steps and engineering plans. Once the Engineering drawings have been reviewed, we will select vendors to request bids from, and continue the process to selection. Construction to begin ideally this fall. Access for construction is expected to be via the Dorsey cul de sac where a swath of HOA owned common open space (COS) is available to access the South side of the dam.

○ NLS | CCR | Governance Update:

- The NLS is updated in accordance with the provisions of the CCRs which gives the Board the authority to update the NLS from time-to-time. Recently, the Board made many edits to the NLS. The underlying intent of this effort by the Board over the past year was to enhance and clarify the broad, vague, and unclear language in the existing NLS and to provide more guidance to what is currently being approved by the current Standards Committee and the current Board of Directors. As mentioned in prior communication(s), we sent these NLS revisions to the HOA's legal partner to ensure we did not contradict anything written in the legal document(s) we are governed by (specifically the CCRs). This change, while final for this Board, does not limit future boards from making modifications to the NLS with sufficient votes.
- The Board is elected by the membership to make decisions on behalf of the community. Residents have voiced concerns that they do not get a voice in decisions that impact them. Nearly all decisions the Board makes ultimately impact the entire community. Unfortunately, it would be time-consuming and ineffective to put every decision the Board makes out to a membership vote unless the Board could collect sufficient votes to meet the requirements to vote-by-membership. The Board (and all committee members) recognize that most decisions we make will not have unanimous consent amongst the membership.
- The two-year term is designed to give all residents the opportunity to be party to major decisions of the community. Additionally, residents can be a significant part of future and



- current decisions by getting involved in a committee. The interests of our committee members drive major changes and enhancements. The more diverse our Board and Committee Members and their interests and talents, the more capabilities the Board will have in meeting the desires and needs of the entire community.
- Roles & Responsibilities Guide: we are preparing a Roles and Responsibility guide for homeowners interested in being a future board member. We encourage interested homeowners to begin on a committee to get a sense of the time commitment, process, and general HOA procedures.
 - Role of Community Association Manager:
 - Assist the Board with legal compliance
 - Oversee financial decisions with the Board
 - Board and member management for the community, which includes overseeing the relations between the HOA Board and homeowners.
 - Coordinating with vendors and service providers, project management of same
 - Organizing the agenda and schedule for HOA meetings
 - Responding to and relaying inquiries and feedback from residents to the Board
 - Homeowner submitted questions (note repeat questions have been combined):
 - How can residents provide their opinion on proposed amenities? Is there another survey coming out? How can residents provide feedback to the Board or Committees?
 - Resident feedback is always welcome! The Board of Directors is interested in feedback and ideas. The way this typically comes about is by getting involved as a volunteer on our committees or Board of Directors. If you are not able to serve our community, please direct your feedback to the various committee emails on our website for them to review.
 - Several questions have come in such as – who initiated a motion? How can the Board of Directors make a change on a topic without asking the membership? The minutes of the Board (once approved) are on the website for homeowners to view at any time. Minutes, as a standard, do not include who made the motion, how many voted in favor or against, or even how the votes were cast. This is standard across the industry. The authority given the Board is outlined in the Bylaws and Declaration (commonly referred to as the CCR's). The Board does have the authority to make changes to the amenities, the NLS and other items without a vote of the members. The association's legal team is regularly involved in these discussions. T
 - Vinyl Fences: Starting July/ August 2022 the Standards Committee and Board upheld denials of white vinyl fences on corner lots. A later denial resulted in a deep dive with our legal dept. regarding this issue. Legal upheld the HOA's direction to no longer allow vinyl fences from that point on.
 - The BOD rec'd feedback from Pulte who stated that they do not put vinyl fences into neighborhoods of our home values, but said they occasionally use them as dividers between town homes.



- The BOD got feedback from realtors who stated that the home values at McCullough have exceeded the appropriateness of vinyl fences.
- The BOD also sought advice from one of the main fence providers that has done work here, and they said they do not install vinyl typically in neighborhoods such as McCullough.
- Research showed that other neighborhoods typically only allow Black Aluminum, citing subdivisions built by Lennar and Meritage homes, and other prominent communities.
- We have an unusual mix match of Wood/ Vinyl/Black aluminum often on three adjacent lots, which is very unusual for communities such as ours. We do not believe that the NLS inherited from Weiland (pre-2019) was reviewed as to this aspect nor understood for the long-term look of the community.
- We are noticing that white vinyl fences are starting to show discoloration due to mold/mildew/mossy after 3-4 years of exposure. This is typical of vinyl materials used outdoors and will be a cleaning task for homeowners. If let go too long the discoloration eats into the pores and becomes nearly impossible to bring back to clean. Notifications have started going out to clean white vinyl fences. This will be a challenge when the buildup is on the opposite side facing the neighbor's property. Notices are also beginning to go out for unstained/painted wooden shadowbox fences as they also require maintenance. Gray/black and/or mildew showing needs to be cleaned and repainted/stained.

Compliance | Violation Procedure

- If you receive a violation, communication is key! Please, reach out to us (via the Formstack in the violation notice) and have a dialogue, *before* it reaches stage 3 and a hearing is called. Legally, once the hearing is called it must be held (with or without your attendance and with or without the violation being cured!).