

Subject: Stone Meadow POA Annual Meeting Announcement

Dear fellow association members,

The Library Center scheduled up early this year pushing our annual Stone Meadow association meeting later this year than normal. It had been scheduled for March 22 at 1:00 but due to COVID-19 will be postponed until further notice.

Agenda:

1. Financial report
2. Q&A and discussion
 - a. 2019 survey - board analysis and response
 - b. Kansas Expressway Extension update
 - c. Property rezoning update
 - d. Fiber Internet service announcement
 - e. Speeding
 - f. Accomplishments
 - g. Outstanding and pending issues
 - h. Goals

Our agenda this year includes a single presentation on finances. The rest of the meeting will be allocated for fielding questions, concerns and discussion on the topics outlined below plus other matters any attending member wants to bring forward.

Given the huge volume of impactful topics warranting coverage, this year's pre-meeting communication is VERY lengthy and detailed. In an attempt to reduce information overload, the topics are outlined to help members identify matters of personal interest. Also, more detailed supporting information is provided for several topics in the separate file attachments referenced and posted on our SMPOA website (<https://stonemeadow.clubexpress.com>)

ONE: Financial Report

Our annual SMPOA financial report will be provided by BRS CPAs and Advisors PC. Following presentation in the annual meeting, the financial report will be distributed to all members in our SMPOA email database and will be published on our association website.

The SMOPA board supports full transparency across all association finances. Members interested in any details not included in the financial report may submit requests to Club Management Services (jean@clubmanagementservices.com) at any time.

A: 2019 survey - board summary and response

For context you may find it useful to review the survey results communication the board sent out to all the association email addresses that we have on file (See Survey 2019).

Satisfaction with Neighborhood:

- Very satisfied ~23%

- Somewhat satisfied ~53%
- Neutral ~5%
- Somewhat dissatisfied ~15%
- Very dissatisfied ~4%

Board response - Our neighborhood satisfaction scores were pretty good overall, but there's clearly room for improvement.

Property Values: Beyond the specifics and conditions of the property being sold, how much do members believe selling prices are impacted by:

- Association rule and restriction compliance and enforcement. Some consensus was registered. ~ 55% of members believe rule and restriction compliance has a moderate or greater impact
- Quality of neighborhood amenities. Strong consensus was registered. ~ 85% of members believe our amenities have moderate or greater impact
- Quality of neighborhood infrastructure. Strong consensus was registered ~ 85% of members believe our infrastructure has moderate or greater impact

Board response - on the matter of property prices, association members have provided a majority mandate to prioritize rule and restriction enforcement and a large majority mandate to prioritize neighborhood amenities and infrastructure.

Home and neighborhood enjoyment: How much is member ability to enjoy their home and neighborhood impacted by:

- Association rule and restriction compliance and enforcement. Strong consensus was registered. ~ 70% of members believe rule and restriction compliance has a moderate or greater impact
- Quality of neighborhood amenities. Strong consensus was registered. ~ 80% of members believe our amenities have moderate or greater impact
- Quality of neighborhood infrastructure. Strong consensus was registered. ~ 80% of members believe our infrastructure has moderate or greater impact

Board response - on the matter of home and neighborhood enjoyment, association members have provided a large majority mandate to prioritize all three areas queried.

New and updated rules: All recent rule additions and changes made by the SMPOA board and covered in the survey were supported by a significant to large majority of association members and should be considered in effect.

- Dog Barking Standards: As explained in section 5 of attachment SMPOA Survey 2019, an error in the setup of this survey question generated some confusion. Even so nearly 70% of respondents scored the new standards as "Just Right" or "Very satisfied." The response to our dog barking complaint handling process was less positive, but still garnered the support of 65% of respondents. Based on member feedback, in lieu of corroboration by multiple neighboring households, the board will accept video evidence for violations of our dog barking standards. As dog owners ourselves, the board encourages leniency around

occasional minor infractions. As with many other types of CC&R violations, complaint submissions should be limited to situations that clearly and reasonably call for such. This board is committed to limiting investigations and enforcement actions to situations that clearly warrant them.

- Use and Building Restrictions Single-Family Residential Use Restriction (29% of respondents selected "Somewhat support" and 50% selected "Strongly support." 12% were neutral and 8% opposed)
- Use and Building Restrictions, Basketball Goals (24% of respondents selected "Somewhat support" and 53% selected "Strongly support." 16% were neutral and 8% opposed)
- New rules for recreational motorized vehicles (18% of respondents selected "Somewhat support" and 58% selected "Strongly support." 11% were neutral and 13% opposed)

Board note - With the communications that have been provided to association members, all CC&R notification requirements have been fulfilled making all new and updated rules subject to enforcement by fines if necessary. From our CC&Rs . . . "Each Owner, by acceptance of a deed or by acquiring any ownership interest in the Property, for himself, his successors and assigns accepts the same subject to, and binds himself, his successors and assigns, to the Covenants, Conditions and Restrictions and the rules and regulations now or hereafter imposed by this Declaration and any amendments thereto."

The new and updated rules and processes have been posted on the neighborhood website (See New and Updated Rules)

Association Member Survey Input/Comments: Along with the 196 survey responses submitted by members we received nearly 370 comments, many of them addressing topics beyond the survey questions. Summarizing and quantifying these comments proved very difficult, so we are providing a copy of all comments with all personally identifiable information redacted (See Comments from Survey). Though they aren't very illuminating in this case, the comments report also includes sentiment analysis and word clouds for each question.

Major areas of concern identified beyond the new and updated rules:

- Association member property maintenance
- Entrance gate and cul-de-sac landscaping
- Issues with teenagers at the swimming pool
- Board Performance

Board response - association member property maintenance. While most members consistently maintain their properties well within association standards, it is the opinion of the board that an increasing number of members are not, and, that many instances of non-compliance are becoming increasingly serious. Sub-standard property maintenance has negative impacts on the neighborhood in general, and most especially, on immediate neighbors.

The rules every association member is contractually obligated to follow under threat of fines are clear. From the CC&Rs . . . "Each Owner of a Lot within Stone Meadow shall keep all shrubs, trees, grass and plantings, including the area located between the boundary line of

his property and the street on which such Owner's property abuts, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material."

Early spring is a good time to assess the quality of your lawn. If you have any significant areas of dead annual grass and/or weeds, bare ground or, new emerging weeds, you are out of compliance and must address the situation quickly to avoid association intervention.

In addition to your lawn, assess your property and promptly address any of the following:

- Unattractive sub-standard landscaping
- Retaining walls and/or fences in disrepair
- Bushes or trees that encroach on or block the sidewalk
- Edging on sidewalks and curbs (curb and sidewalk edging should be done at least every other week during the growing season)
- Yard waste dumped onto neighborhood property
- Brick mailboxes (If yours is still in good shape, consider yourself lucky and consider using a masonry sealant to avoid deterioration. If it is in bad shape, conduct repairs. If contracting for the repair, make sure your contractor cleans up behind their work).

All association members are directed to review their properties with the above standards in mind. If you are out of compliance in any significant respect and do not self-correct the situation in a reasonable timeframe, this board will work with our fellow association members to identify violators and bring them into reasonable compliance.

Board response - Entrance gate and cul-de-sac landscaping. Many association members are unhappy with our entrance gates and cul-de-sacs. The board shares their dissatisfaction and is very aware that our entrance gate and phase one cul-de-sac landscaping renovation projects were never popular and have grown even less so as they have matured.

The board canceled phase two and three cul-de-sac renovations and has consulted with a master gardener to formulate a plan to address both situations. Unfortunately, no one on the board has any significant experience or expertise in this area. If any of our residents do, our landscape chair position is open. PLEASE volunteer to assist.

Board response - Issues with teenagers at the swimming pool. This is a frustrating issue. It is unclear how much of the problem is due to non-resident teenagers. Last fall we posted photographs on our neighborhood website from our pool pavilion security camera video of two separate incidents where groups of at least 10 different teenage boys engaged in vandalism and dangerous behavior (See Pool Incidents – Resident assistance requested). Thus far only two families have contacted the board to identify their family members as having been involved.

Last year we contracted with Midwest Security Inc. and intend to do so again this year (See Midwest Security). This year we are researching options for upgrading our security cameras and software. We are also considering the installation of a pool area access gate (an outlay of ~ \$18K) or a license plate scanning security system. The cost of the license plate scanning system is anticipated to be considerably less than the security gate, but that has not been fully explored yet.

Board response - Board performance. Based on our review of association member survey comments, a concerning number of members believe the board is not is not responsive enough or performing as well as it should, especially in the area of rule violation detection and enforcement.

On the matter of responsiveness, the board is considering the acquisition of an online case management solution. The system will allow members to submit complaints and requests (anonymously if so desired) and to track complaint handling by the board and our management company.

Addressing the matter of performance, it should be noted that his board is putting in hundreds of hours of volunteer service to our association per year. We are doing our part and need help and participation from our fellow members. We are making a special appeal for phase directors willing to do the following for their phase:

- Welcome new families who move into their phase
- Periodically tour and monitor their phase for rule compliance and report violations to the board
- Establish relationships with phase members and share member concerns with the board
- Attend and participate in monthly board meetings as able/appropriate
- Attend and participate in annual association meeting

Short of receiving additional volunteer assistance from members, the board will consider covering capacity shortfalls via professional services as we have recently done to cover our unfilled treasurer position. Our association will incur fees for professional services, so volunteer coverage is always our preferred approach.

B: Kansas Extension Update

Last year the SMOPA board corresponded with the Greene County engineer responsible for the extension project. This year we asked for updates and submitted additional questions (See Greene County Kansas Extension Q&A). This topic should be of special interest to our westernmost property owners.

C: Property rezoning update

Last year the owner of a 10-acre residential property adjacent to SMPOA's southeast border requested re-zoning to build a four-story apartment complex. SMPOA and surrounding neighbors mounted a successful campaign to lobby the county commissioners board to deny the request, but we're not out of the woods yet.

After extended SMPOA volunteer efforts to work with the property owner to find a purchase/development option advantageous to Stone Meadow, a deal could not be reached. As such, the developer's current intentions are now unknown. He had previously mentioned selling to other commercial developers as an option and may still do so. He may also choose to revamp his efforts for seeking re-zoning from the county to push his development through or he may be glad to entertain serious offers to purchase the property from him still, price TBD but

approximately \$700,000. If you know of anyone who has interest in purchasing this property, please let us know immediately so that we may put them in touch with the owner. If he sells to another commercial developer or re-initiates efforts for re-zoning on the property our opposition efforts will have to start over or continue.

After speaking to outside counsel on the matter, we believe SMPOA has reasonable prospects for success in continued opposition to re-zoning of this land for commercial purposes, but do not have any certainties that our opposition would be successful again. However, if the owner wants to develop something within the parameters of existing R-1 zoning on that land, our opposition would likely fail. The best resolution available to us as a neighborhood (outside of a single family buying the property to live on it as is) would be if a residential developer purchased the land and build a conventional/traditional R-1 neighborhood there. If you know any residential developers who may be looking for land in this area to develop a new neighborhood on, please let us know immediately.

We will continue to update our residents as any new information surfaces relative to this land and the direct threat to our property values it poses should it be allowed to be developed commercially or for multi-family dwellings.

D: Fiber Internet Access

This will likely be very welcome news to many members. The board has learned that Stone Meadow is scheduled to be added to City Utility's fiber network in September 2021. We don't know if there will be an installation fee but the currently quoted monthly service options/costs are: 100MB - \$40/mth 1GB - \$69/mth.. The service is symmetrical – upload performance is the same as download

The installation in Stone Meadow is scheduled to take 30 days – it will be a big, noisy, dirty intrusive process – multiple crews, trucks and equipment working street-to-street. City Utilities tells us they are committed to conducting a full clean up behind work including restoring yard appearances

E: Accomplishments

In addition to conducting normal association business plus the 2019 survey, over the past year the board has:

- Resurfaced tennis courts (Due to challenges related to being in a flood plain, post resurfacing the tennis court has experienced significant splitting and cracking. The vendor who did the work will be initiating repairs this spring at no charge to SMPOA. Also, Pickle Ball court markings were included on the eastern court. If you haven't tried Pickle Ball yet, please do, it's a LOT of fun.)
- Installed tennis court drainage solution on the east border of the court (we expect this will reduce the level of damage incurred by heavy rains and flooding)
- Resurfaced basketball court and installed new basketball goals
- Installed improved landscape lighting at all entrances
- Replaced volleyball net
- Installed berms to route rainwater around the playground

- Contracted for ongoing maintenance of our existing paved trail systems (Paved trails have been scheduled for repairs and maintenance and have been added to our street maintenance program)
- Re-upholstered 1/2 of our pool pavilion chase lounge last summer and just completed the second 1/2. The cost to the association for this work was approximately \$4,000.00. Please note that the board has received reports that at least some of the chase lounge were damaged due to children being allowed to jump on them.

F: Speeding

The board is very concerned about the continued prevalence of speeding violations on Stone Meadow streets by young and adult drivers alike. Beyond the speeding we personally witness all too frequently, we are aware of two recent incidents in Phase One where inattentive and/or excessive speed driving resulted in brick mailboxes being hit and demolished. In both cases the neighborhood was very lucky; the mailboxes could have easily been pedestrians or could have struck pedestrians on the sidewalk. Both incidents occurred at times when residents are frequently out walking.

It is crucial that all homeowners talk to their family members, guests, leasees and contractors about this issue. The speed limit on our neighborhood streets is **20 MPH**. Anything in excess of this limit is inconsiderate, irresponsible and dangerous. If association members are not able to adequately self-police our speed limit, the board will consider implementing automated speed violation detection stations and using them to impose fines as appropriate.

G: Additional outstanding and pending issues:

- CC&R non-compliance detection and enforcement
 - Common greenspace misuse & encroachment
 - Dumping yard debris onto common property
 - Burning
 - Unauthorized clearing, placements and constructions on common space (in addition to concerns about undesirable activities, this also raises concerns regarding Adverse Possession law)
 - Stalled lot development / lot maintenance of stalled projects
 - Lawn clippings and fall leaves blown into street
 - Trash cans being left out
 - Weeds in curb/street joint – With ~ six miles of curb/street joints (~three miles of streets with curbs on both sides) it would be very expensive for SMPOA to take this on. Property owners are asked to control the weeds in the curb/street joint in front of their properties.
- Sidewalk and curb maintenance needs in multiple locations
- Pool pavilion fence instability (exacerbated by fence climbers)
- Erosion problems
 - Existing bridge undercutting and downstream erosion
 - Ravine erosion north and south of W Shadowlawn St

H: Goals

Improve existing amenities

Extend and maintain trail system (See Stone Meadow Trail system)

- Add creek side benches
- Add bridge at SW edge of trail system
- Beautify existing bridge area
- New playground equipment and surface
- Replace ugly street signs with upscale model
- Additional green space trash cans
- Consider adding new amenities
 - Frisbee Golf
 - Permanent Soccer Goals
 - Fenced dog park
 - Picnic tables
 - Fire circles w grills
 - Park benches
 - Extended or year-round pool pavilion bathroom access