



BOARD OF DIRECTORS SUMMARY

August 25, 2021

Aradon Farm Lot & Home Owner's Association

Greetings to all Aradon Residents!

Welcome to Our New Residents

Since the release of our last newsletter, new residents have arrived in Aradon.

We would like to welcome these new residents!

Ty Griffith, 525 Brooke Lane
Blake and Linsey Lawson, 170 Grace Way
George and Shevorn Porter 920 Bridle Path
DeRico and Georgena Tilley 920 Bridle Path

We welcome you to Aradon Farm! Please contact any board member should you have questions. They are always available. An updated resident roster will soon be published and distributed.

Treasurer's Report

The Aradon Farm DDA currently has a balance of \$13,544.35.

Waste Management

We have had numerous discussions with the Odenville City Council, Pell City, and others regarding the recent refuse pickup situation. They acknowledged having received many complaints. The Aradon BOD did send a letter to Advanced Disposal inquiring about Aradon Farm addresses and asking that they send a truck to pick up the refuse. Some of you raised the question whether Aradon is included in the negotiations given that we are not located within city limits. It was confirmed by Odenville City Hall that all Aradon addresses are not specifically included in the negotiations. The St. Clair County Commission was also contacted for clarity on which contract includes unincorporated areas and they confirmed the all unincorporated areas are included in the Pell City contract.

Odenville Council Meetings

Held twice monthly, on the 2nd and 4th Monday at the Odenville Civic Center. Meetings start at 7 PM and are open to all Odenville residents. The first Monday meeting includes a work session, which starts at 6 PM. They welcome yours and everyone's presence and input on all issues of concern.

The Aradon Website

The Aradon Farm website (Aradonfarmhoa.com) is in the process of being updated. Two new tabs have been added. The first tab, in keeping with board transparency, will contain a copy of all board minutes, and the second tab will contain past and new Aradon Farm newsletters. These new tabs should be in place within the next 30 days or sooner.

Speeding in Subdivision

Speeding has been a recurring issue and continues to bring in the most resident complaints. Remember, the speed limit on all streets in the Aradon subdivision is 20 mph. Residents, subcontractors, and delivery drivers should abide by the stated speed limit. A board member will contact FedEx and UPS to request that their drivers start abiding by the stated speed limit.

Recreational Vehicles on Aradon Roads

Many residents have voiced concern, for safety reasons, about the use of these vehicles on the roads in Aradon. If they are driven on the road they are subject to Alabama licensing laws. Remember, they are county roads and as such the Aradon Farm HOA has no authority. However, if any resident sees an activity involving these vehicles that appears to be hazardous, they should speak to the owner or notify the county authorities. For more information about the law, please visit <https://golfcarts.org/alabama-golf-cart-and-lsv-laws/>



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Loud Noises

If any resident owns a vehicle with a loud exhaust system, please try to be courteous to your neighbors when driving through the neighborhood, especially in the early morning hours or late in the evening.

Covenants

Many changes have occurred and issues resolved since we last gathered for an annual member meeting in February of 2020. Hopefully, we will be able to meet again in February, 2022 for our annual meeting. When the corporation, which held ownership of the current covenants was dissolved in 2020, ownership of these covenants, which set parameters for each homeowner in the subdivision, was passed onto the Aradon Farm Lot/Homeowner Association. Simply put, each of us now has ownership of these covenants. These covenants, originally designed, were created to ensure that the subdivision would not only continue to be a nice place to live, but would also protect and/or increase the property value of every owner, when properly followed.

When each of us purchased property in Aradon we agreed to abide by these covenants. They remain in place for 25 years from date of inception (1998), and automatically renew every 10 years thereafter unless rescinded by 75% of property owners at the time a vote is taken. (Article 5, paragraph B). Because, we, as residents, own these covenants, we should read them and do our best to remain inside the parameters. The HOA Board of Directors and the Architectural Committee have the responsibility to see that these covenants are followed.

For the most part we have all done a decent job, but sometimes we all do something that doesn't seem like a "big deal," but does step outside the line. Reading the covenants, or referencing them before you plan to do something, can prevent a violation. Our homes are not only a place to live, but are also an investment, and for some, possibly the largest investment

made. Let's all do our part to be courteous to our neighbors and keep Aradon peaceful and beautiful.

As always, please bring any concerns you may have to the attention of the HOA Board. We have pledged to operate in an open and transparent manner and will continue to do so for the benefit of all Aradon Farm homeowners.

Stay safe neighbors!

Aradon Farm HOA Board

Emery Mayoros, President & Board Chairman

DeWitt Barton, Vice-President

Amanda Davis, Secretary

Trudy Mayoros, Treasurer

Lee Ann Clark, Board Member

Tommy Smith, Board Member

