



BOARD OF DIRECTORS SUMMARY

December 18, 2020

Aradon Farm Lot & Home Owner's Association

Greetings to all of our Aradon friends and neighbors!

The Board of Directors want to extend to you all a Merry Christmas and a Healthy and Prosperous New Year. The year 2020 has been a very active and challenging year for the Board. Much has been accomplished—some visible to all and some through much research and legal representation. It will all be covered in the President's letter of accomplishments to be released in the first quarter of 2021.

Welcome

First and foremost we want to welcome our most recent new neighbors, Rusty and Molly Reno. They have recently purchased the former Ford residence on Saddle Way.

Windstream Update

Regarding the Windstream fiber optics project, the HOA has tried to facilitate a speedy conclusion but with little success. A management restructure at Windstream has pushed the Aradon project back. At this point we have no news as to when they will address our area. Residents should feel free to call Windstream directly to voice your concerns. Their customer service # is 1-800-347-1991.

Roads

New road signs similar to the sign at the lake were installed at the Highway 174 entrance (regarding no solicitations), and across from the intersect of Aradon Drive and Aradon Trace (direction to Highway 174).

New road striping and reflectors were installed on Aradon Drive and Aradon Trace. According to the

county engineer, the remaining roads in the subdivision will be completed in the same manner when construction in Sector 5 subsides. The Board will follow up on this issue at a future date.

Rubbish Pick-Up

We scheduled two rubbish pickups, in the spring and in fall. It was helpful to the residents. Thank you for the positive comments. We will continue to provide this service.

Speeding Issues

Speeding on subdivision roads has been a concern for a long time, especially now that the subdivision has grown to nearly 60 residences, many having children and pets. We have received complaints from residents about the speeding and ask everyone to let visitors and contractors know that there is a 20 MPH limit throughout the subdivision. We do live in an unincorporated area which means we are not an Odenville police department priority when it comes to neighborhood surveillance.

Annual Dues

HOA dues for 2021 have been suspended. Unfortunately, with virus issues hampering sizeable gatherings, this past year the Board was not able to conduct any neighborhood activities. Additionally, the Board and the residents have not yet arrived at a suitable use of Lot #18 located on the corner of Saddle Way and Brooke Lane.

Annual Member Meeting

The Annual Member meeting usually scheduled on the first Saturday in February has been postponed



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until the virus issue is resolved. All current board/officer positions will remain in place until a member meeting can be held.

Hwy 174 Entrance

There has been much discussion about the upkeep of the walled entrance at Hwy 174 and Aradon Drive which does not belong to the HOA. At one time, according to HOA minutes, the entrance was to be deeded to the HOA by the developer. Based on that promise, the HOA funded the initial installation of lights. Ms. Olvey paid for the subsequent installation of the present upgraded LED accent lighting. The HOA has always paid for the electricity. A deed transfer of the 174 entrance was never executed. Nevertheless, it has been expected that the HOA should also be responsible for the annual maintenance of the area in addition to paying for the electricity. The By-Laws are specific, as stipulated by the developer, and allow for expenses to be paid only in the subdivision for the maintenance of the common area, and not outside. The actual subdivision entrance starts past the farm entrance driveway. For that reason, the Board of Directors has amended the by-laws to allow for expenses for the upkeep and electricity of the Highway 174 entrance. This amendment will put us back in compliance with the By-Laws.

Closing

In closing, the Board would like to thank Lee Ann Clark for formatting the newsletter each quarter. The Board made a sincere effort to make this past year's activities as transparent to our residents as possible. The presence of the virus has made life a bit more difficult for everyone this year. We have all found that the expression "no man/woman is their own island" is true. It is very difficult to exist without some social and

physical interaction. We ask that through this holiday season everyone take the necessary precautions to be safe, and healthy. We look forward to 2021 with great hope and expectation that we will be able to reinstate 'normalcy' into our daily living.

The 2020 Board of Directors would like to thank everyone for allowing us to serve you this past year. It has been challenging and also a rewarding experience.

Emery Mayoros, President & Board Chairman
 DeWitt Barton, Vice-President
 Amanda Davis, Secretary
 Trudy Mayoros, Treasurer
 Lee Ann Clark, Board Member
 Tommy Smith, Board Member

