



# BOARD OF DIRECTORS SUMMARY

July 27, 2020

## Aradon Farm Lot & Home Owner's Association

*Greetings Aradon Residents!*

At the most recent annual HOA meeting in February, 2020, several issues arose involving ownership of the lake in Aradon Farm and usage thereof. Since no one present at the annual meeting was able to clarify lake ownership, a motion was made by the members in attendance to hire an attorney to obtain clarity as to whether the HOA owned the lake, as per the 2013 annual meeting. (During the 2013 annual meeting a motion was made by the HOA to accept the lake deed [north portion] offered by the developer and the motion passed, but it appeared the lake deed was not transferred to the HOA). Consequently, and in accordance with the motion made at the 2020 annual HOA meeting, the new Board of Directors hired an attorney to research the matter on behalf of the HOA. It was the intent of the BOD to hold a special meeting (with the attorney present to answer questions) after the results of the research were available. However, with the onset of the COVID 19 virus, and the recent uptick in the number of cases in Alabama, the Board has not been able to procure a meeting place. Consequently, the Board has decided to share the information obtained in this newsletter with a general meeting (with the attorney in attendance) to be scheduled at a later date.

The attorney provided the board with the following information regarding lake ownership: The north portion of the lake is now owned by Gerald and Sue Carroll. The deed was not transferred to the HOA as per the

2013 annual meeting. Nonetheless, several easements were granted by the developer all of which were designed to allow Aradon residents access to the lake regardless of lake ownership. This means that Aradon residents are free to fish, if they so desire. However, while these easements allow access to the lake, according to the attorney, any activity on the part of a resident which may result in injury while at the lake becomes the responsibility of that individual, not the property/lake owner. Access to the lake can be gained at the lower end of Aradon Trace at the dam, or at the upper end of Aradon Trace at the dirt trail located between residence numbers 500 and 520. The HOA has paid liability insurance on the lake since 2013 with the understanding that the HOA owned the lake. Since the findings were made available by the attorney, the HOA is no longer paying the lake liability insurance as this responsibility falls to the lake owners.

The attorney also notified the Board that the developer dissolved the Aradon Farm LLC, and the covenants now belong to the neighborhood.

The Aradon Farm Board of Directors is still waiting on Windstream to begin the fiber optic cable project. Windstream indicated to the Board that they estimated a month or so of delay prior to their start time. This time period has now passed and we have a call into Windstream. When we have an updated start time we will pass it along so those involved can



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flag their sprinkler system.

The Board would like to remind residents that the speed limit on our roads, as set by the county, is 20 MPH. At one time or another, we have all exceeded this limit, but it is important to note that our roads are residential in nature and are not built for speed. There are more folks walking on the roads (no sidewalks), as our neighborhood increases in population. In the recent past we have had one serious vehicle accident involving a cement mixer rollover and a couple of pets (dogs) have been killed.

When you are walking your dog around the neighborhood, please be courteous and make sure it is on a leash. The Board has had numerous complaints related to dog feces on their lawns and burnt shrubbery caused by dog urine. Although the county has no leash law, we can and should be good neighbors to one another. Again, if you walk with your dog please use a leash, pick up your dog's droppings, and don't allow your dog to urinate on a neighbor's shrubs.

The Board is currently working on a few other projects that include additional road signage. One sign will be placed at the entrance that forbids soliciting and another will be a directional sign, located prior to the left turn onto Aradon Dr. (as you exit the subdivision), which directs non-residents back to Highway 174. Apparently, folks are missing the turn and driving down to the water

works at the end of Aradon Trace. We have also been told by the County Engineer that Aradon Drive and Aradon Trace will be relined with better paint (tape). The County will also install road reflectors especially around the sharp curves, which will improve night driving for everyone.

The Board is also working on a Social Media Policy for Facebook participants. Approval is needed for all posts as is customary when joining most Facebook groups.

There will be a 2<sup>nd</sup> yard debris pick up in October or November. The exact date will be announced at a later time.

As usual, resident questions/comments should be directed to any of our Board members. Their names are listed on the Aradon website. We hope the rest of your summer is healthy & safe!

*Aradon Lot/Homeowners Association,  
Board of Directors*

### Financial Report

- As of 6/30/2020, balance in checking is \$17,135.12. The savings account balance was transferred to the checking account, which is included in the above balance.