



# BOARD OF DIRECTORS SUMMARY

August 27, 2020

## Aradon Farm Lot & Home Owner's Association

Dear Aradon Residents,

### Welcome to our new residents:

The HOA extends a warm welcome to our new residents. The Deneke family, the Gill family, the Lawson family, the Harris Family, and the Wilcox family. Welcome to Aradon! Attached is an updated roster of all Aradon residents.

### Windstream update:

Tommy Smith indicated that the Windstream project has been delayed. Windstream received an infusion of capital and has decided to expand their overall project list. They are in the process of hiring additional personnel. No new project start date has been set for Aradon. The Board will provide periodic updates as we receive them from Windstream.

### Aradon common area:

We are looking for input from members on how to better utilize lot #18 at the corner of Brooke Lane and Saddle Way. As you are aware, this is the only common area in the HOA. We are looking for suggestions that are doable and within the scope of the HOA budget.

### Social media policy:

The Board approved the social media policy. Most Facebook groups are managed and administered by the owners of the FB page, in this case Aradon Farm HOA, to help promote a friendly neighborhood feeling with positive interactions.

### One final item on the lake:

Now that the lake ownership has been established, some members have inquired as to whether or not the HOA has considered seeking reimbursement of expenses paid for the dam reconstruction which included a survey, attorney fees, insurance, and other expenses paid by the HOA while under the belief that the lake deed was to be transferred to the HOA. The Board has deliberated and discussed this at great length and while this is a legitimate concern, feel that in the interest of re-establishing harmony in the neighborhood, they voted not to pursue the matter any further. Further pursuit would involve additional legal fees and with no proof of a written

promise to transfer lake ownership to the Association, the chance of winning would be slim.

### Covenants and by-laws:

Questions have arisen about changing some aspects of the Covenants and By-Laws. If there is any interest and you would like to volunteer to form a committee the Board will be happy to work with you. Keep in mind that it will take 75% agreement by all homeowners to implement any changes or additions. Also, keep in mind that according to the By-Laws, HOA expenses can be paid only for maintenance of common areas within the subdivision. (Article VI, Section 1-2). While the HOA is paying the electricity at the front entrance as a courtesy and accommodation to all residents, the front entrance by Hwy 174 is not owned by the HOA. The Aradon Farm subdivision entrance actually starts just past the farm, near the telephone poles located on each side of the road.

### Roads:

The county has recently relined the double yellow center lines on Aradon Drive and Aradon Trace as agreed. However, they have yet to place reflectors on the sharp curves to assist with night driving. Just a note of caution to our residents: The curves at the junctions of Arabian Drive and Bridal Path, and Brooke Lane and Grace Way are eroding at the point where drainage pipes are showing. We will bring this to the county's attention again. Meanwhile, please use caution when making the turns. Next, is the repair and lining for sectors 3, 4, and 5. The county has indicated they will add this project to their budget.

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, everyone!

Aradon Farm HOA Board