



Anniston Neighborhood Annual HOA Meeting
February 4th, 2021

Agenda

- Introductions
- 2020 Accomplishments
- Architectural Review Committee (ARC)
- Violation Update
- Traffic Calming Device Update
- BOD Seat Election
- Open Discussion

HOA Accomplishments

- Added new material to trail to bring it back to a much more usable condition
- Added parking area by park/trail for better access
- Replaced and updated all the lighting at the entrance
- Updated the landscaping at front of entrance (raised beds, drainage, overgrowth cleanup)
- Anniston Way Patching
- Replaced pump for front entrance irrigation

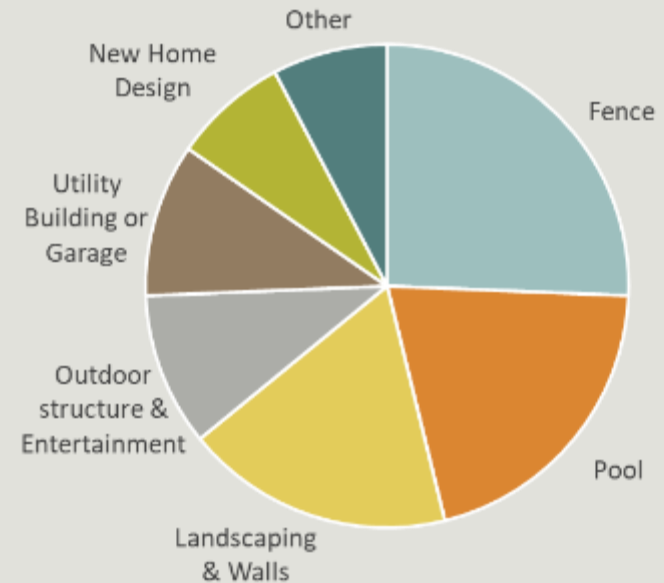


Anniston Fall Festival/Food Trucks



ARC by the Numbers

- 32 requests in 2020 (+50% vs 2019)
- 5 days average board response once received
- 70% accepted with first review
- 94% accepted following clarifications or modifications
- Ability to mail to Cedar, submit electronically through Cedar's online portal, and email the board at annistonhoaboard@gmail.com



Violation Updates

- What constitutes a violation?
 - Trash cans visible from street
 - Trailers, UTV's, RV's parked in driveway for more than a day
 - Cars parked on Anniston roadways overnight
 - Parking on common ground space
 - Toys, bikes, sports equipment, grills, etc stored in driveway
 - Unkept lawns, landscaping and mail boxes
 - Not picking up after pets



Violation Notification Process

- To clarify the violation notification process, below you find formal steps:

Steps of the Violation Process

- 1) Cedar Management conducts monthly inspection of neighborhood
- 2) Cedar Management sends out notification of violation to homeowner
 - 1) First Warning – given 30 days to correct violation/communicate with Cedar on steps being taken
 - 2) Second Warning – Called to hearing to discuss corrective action within 30 days
 - 3) Final Notice is start of fining period until violation(s) is resolved

Mailbox Updates

- A common violation we see is “Mailbox needs to be painted”
- In an effort to ensure consistency throughout the neighborhood we are formalizing how to update mailbox violations
- All pieces (mailbox, mailbox post, numbers, etc) can be purchased from Carolina Mailboxes – they installed all the mailboxes in neighborhood

- Carolina Mailboxes
- www.carolinamailboxes.com
- (704) 334-3393
- cmb@carolinamailboxes.com

Mailbox Components



- Vinyl Letters
 - 3" Gold Letters
 - <https://carolinamailboxes.com/collections/all-products/products/ca1>
- Carrington Post, Tube and Bracket
 - <https://carolinamailboxes.com/collections/all-products/products/cs12>
- Mailbox
 - <https://carolinamailboxes.com/collections/all-products/products/gb2>

To repaint box and pole, follow below link to the paint

- <https://www.lowes.com/pd/Krylon-FUSION-ALL-IN-ONE-Gloss-Black-Spray-Paint-and-Primer-In-One-Actual-Net-Contents-12-oz/1000460275>

Traffic Calming Devices (Speed Humps/Bumps)

- NCDOT does allow for the installation of traffic calming devices on state-maintained roads within subdivisions
- There are several requirements, including:

- 1) A traffic engineering study must be approved by the department.
- 2) The installation of the devices must be within one of the following areas:
 - a) a subdivision with a homeowner's association; or
 - b) a neighborhood in which the property owners have established a contractual agreement outlining responsibility for the traffic calming device installed in the neighborhood.
- 3) The traffic calming devices are paid for and maintained by the subdivision HOA, its successor, or the neighborhood agreement.
- 4) The HOA has written **support from at least 60 percent of member property owners**, or the neighborhood agreement is signed by at least 60 percent of the property owners.
- 5) The HOA or the neighborhood agreement post a performance bond enough for the maintenance and removal of the traffic calming device(s). The bond shall remain in effect for a period of three years from the date of installation.

The law also requires that the devices must be approved by the department.

Traffic Calming Devices – Traffic Study Requirements

Traffic Study Requirements

The traffic study required by the general statute shall detail the following:

- 1) A complete description of the study area with applicable maps, photos, and list of property owners.
- 2) A thorough description of the problem that the neighborhood desires to remedy. This should include field data collected to show the magnitude of the problem. For example, if the concern is speeding in the neighborhood, then the study should show data from a completed speed study.
- 3) A description of the proposed traffic calming measures, and the locations where the neighborhood request to install such traffic calming devices. This shall include any additional signs, pavement markings and other traffic control devices.
- 4) A detailed cost of the proposed traffic calming device, the expected routine maintenance requirements, and an estimate of the cost to remove the devices.

It is desirable that the traffic study be completed under the supervision of a licensed professional engineer. Depending on the nature of the location, volume of the roadway or other traffic operating conditions, the Division may require that the study be completed and sealed by a professional engineer.

Traffic Calming Devices – Next Steps

- If support and commitment from 3 approved volunteers is made known to The Board, The Board will create and advise a formal committee to lead any traffic calming device initiative.
- The Committee will need to gather a minimum 60% support (100/166 current owners) for the following:
 - Threshold required by NCDOT to allow installation
 - Agreeing to cover all cost through a special assessment, with costs including:
 - Traffic engineering study (including a separate speed study)
 - Installation of devices
 - Maintenance reservices
 - Performance bond (including any legal/filing cost associated with the bond)