

Anniston

HOA Meeting

6.27.23



Agenda

- Welcome and Introductions
- Financial Update
- Neighborhood Security Enhancement
- Copper Pine Development Update
- Communication Changes
- Architectural Review Process Change
- Violations & Hearings Update
- Open Forum



Welcome & Introductions



Tim
Veasman



Chris
Zangara



Deb
Andrychuk



Neighborhood Security Enhancement

flock safety

- 70% of crimes involve a vehicle
- As much as 80% of all property crimes go unsolved without license plate number
- Flock Safety captures license plates of moving vehicles giving police actionable evidence if vehicle is connected to a crime
- It captures make, model, color and unique alterations.
- We own 100% of the data gathered
- That data is encrypted for secure storage
- Access to flock will be limited to the BOD members only
 - Law enforcement will have access upon request
- Awaiting project manager to make contact with the BOD to identify best location at entrance
- Should be operational in about 6 weeks



Plate	TX 3T6691
Date	7/1/2021, 10:58:21 AM
Camera	Krollenack @ Glassen-WD
Seen	1 time in the last 30 days
Body	SUV
Make	Jeep
Color	White
Identifiers	undetected

Plate	TX 4K2564
Date	7/1/2021, 10:58:11 AM
Camera	Krollenack @ Glassen-WD
Seen	1 time in the last 30 days
Body	Sedan
Make	Ford
Color	Red
Identifiers	undetected



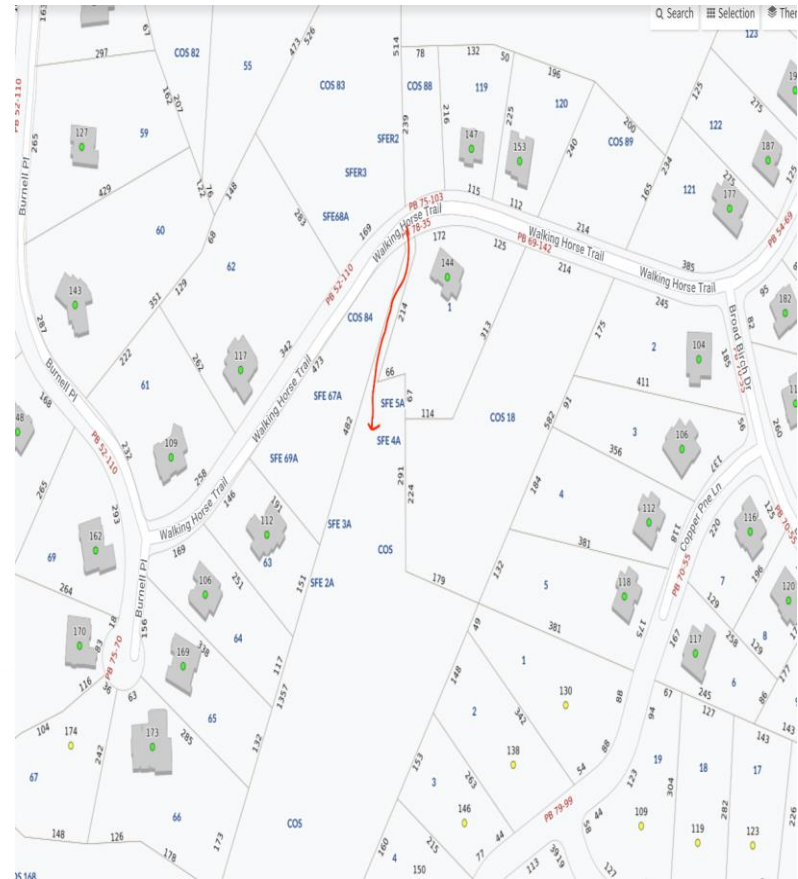
Copper Pine Development Update

- Will be a separate HOA and BOD known as Copper Pine HOA
- Copper Pine HOA dues will be \$1500 per year
 - \$500/lot per year will come to Anniston in recognition of use of our entrance, landscaping, walking trail, etc
 - That \$500 will remain intact for perpetuity even if home sells. Only he can remove that clause.
 - Estimated 20 lots and annual income of \$10,000 for Anniston.
 - Due to this agreement we will allow Copper Pine to install signs at entrance and neighborhood as Peachtree did.
 - Memo of understanding being drafted with a defined end date of sign.
- Copper Pine has approached Anniston about extending our existing trail to connect to a point on WHT to allow access for his buyers on Copper Pine
 - The initial cost of the trail is \$125,000.
 - Two thirds of trail on our land, but CPH will split it 50/50 and cap our cost at 50%.
 - If we do not go forward with this plan, developer will simply create a loop on CPH land.
 - The image on the following slide is directionally how the trail would connect.
 - Black line is our existing trail
 - Red line is the newly installed portion of the trail
 - Developer to revisit quote and confirm the estimate
 - Anniston BOD to review financials and understand funding needed



Copper Pine Development Update (contd.)

- CPH lots 2, 3, 4, 5 will have off site septics in the common space past the power lines
 - New county regulations require an 8' wide roadway be installed to access all new off site septic fields
 - To meet this requirement, Ben will be constructing a gravel road from Walking Horse Trail to his septic fields
 - He will need to remove an old growth tree to accomplish this
 - He has requested that he use some Anniston HOA common space for grading only to avoid the need to remove the tree
 - The grading would be limited to adding dirt on top of existing land to build up a flat enough level to accommodate the road
 - The road itself would remain on Copper Pine HOA COS
 - ROUGH outline of the path of the road and where we are talking about on Screen Shot 2 below



Communication Changes

General Communication Path:

Cedar Management will be running point on all 'level 1' homeowner communication. If topics need to be elevated to BOD for support or involvement, Cedar will coordinate the communication.

To accomplish this:

- Please reach out to Cedar Management via your HOA Vine account at app.mycmg.com.
- While we suggest HOA Vine as it houses all information related to your HOA Membership, you can also email your communication to Support@MyCMG.com or via the Owner Support Website at www.cedarmanagementgroup.com/support/.

Facebook Approach:

As a reminder, the BOD only posts outgoing informational updates to Facebook. Any dialogue or the answering of questions needs to be handled following the above communication path.



Cedar Management Communication Tips

Reach out to Cedar via your **HOA Vine account** at **app.mycmg.com**

You can also email your communication to **Support@MyCMG.com**

OR Via the Owner Support Website at **www.cedarmanagement.com/support/**



ARC Process Changes

Going forward, all ARC Applications must be submitted to Cedar Management via The Vine.

How to Submit an ARC Request:

1. **Prepare: Log into Vine.** Review your Governing Documents. Ensure you have all of your supporting Documentation
2. **Submit your Request:** Issues & Requests Dashboard ->Submit New -> ARC Request -> Select Request Type, fill out the form in full. Agree to disclaimers and fees, press submit
3. **Wait for Final Decision**

There will be a \$20 fee assessed for each submission.


Full Demo on Next Slide





ARC Submission Process Demo

1) **Log into Vine.** 2) **Submit Request** (Issues & Requests Dashboard -> Submit New -> ARC Request -> Select Request Type, fill out the form in full. Agree to disclaimers and fees, press submit. 3) **Wait for Final Decision**

Currently impersonating Dominick Chirico LEAVE IMPERSONATION

 **DEMO: Lingleaf Homeowners Association, Inc.** 1234 1st Street Unit E

[Dashboard](#) [My Statement](#) [Documents](#) [Issues & Requests](#)  

Welcome, Dominick Chirico

Welcome to the Web Portal Demo! This is an example message that can be displayed to all owners when they access the portal. This can be used for things like reminders and non-emergency announcements that you want the owners to see. You can also attach a file for owners to download when they click the message. This could be a newsletter, meeting reminder, meeting agenda, or anything related to the message being displayed.

You can also post multiple messages to be displayed. Below is an explanation of the icons on the screen.


My Home


1234 1st Street Unit E Condoville, FL 54321	Account # 5.00	Unit # Unit E
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Account Balance

\$2,616.00


[View statement](#)

 Pay Online

 Create a Request

 Help & Support

Recent Issues & Requests

DATE	TYPE	SUMMARY	UNIT	STATUS
04/05/2022	 ARC Request	Pool _____	Unit E	Approved

Violations & Hearings Update

We are going to be making a concerted effort with follow up and enforcement of violations. In a matter of fairness and spirit of resetting the entire process, we have wiped all accounts of all open violations. We are going to start from scratch with the following plan:

June Meeting:

- Communicate to the neighborhood that we are starting from scratch
- All violations have been wiped and a fresh perspective will be taken
 - Violations that have been present for years but never called out are irrelevant
 - There is no statute of limitations for the HOA to note violations
 - There is no grandfathering in of issues just because they have been present before
- We are holding the management company to a higher standard for consistent violations and follow up
- We are holding the BOD (ourselves) accountable for moving the process along to prevent violations from dragging out and eventually getting ignored
 - In other words, we are going to deal with the direct conversations quickly and consistently
- We are going to hold the neighborhood accountable to the covenants that we all agreed when purchasing a home in the HOA
- Starting in September, Hearing cadence will be the 4th Monday of each month (+/-)



Violations & Hearings Update (contd.)

July Violations Report:

- 1st Violations to flow through with no BOD involvement
- Give 30-days for residents to cure violation

August Violations Report:

- 2nd Violations report to flow through with speedy BOD review and release
- Give 30-days for residents to cure violation

September Violations Report:

- 3rd Violation triggers a hearing notice with speedy BOD review and release
- Give 10 Days notice of virtual hearing to be held on September 25th



Open Forum

HOA Vine account...your one stop shop for all things Anniston

app.mycmg.com

