

ASHFORD PARK POA MEETING

APRIL 4, 2023

5:00 p.m. Foley Public Library

Present: Lee Bochnia, President; Carol Zambrano, Vice-President; Anita Phelps, Secretary; Sally Gedosch, Treasurer; and Asa Baugher, Attorney. Absent was Sybil Owen, Architecture Chair with an excused absence from the Board.

The meeting began with the President, Lee Bochnia, leading the Pledge of Allegiance. The Secretary, Anita Phelps, took the roll call with all answering present. Lee welcomed the homeowners attending the HOA meeting.

Sally Gedosch, Treasurer: Sally thanked Lee and Michael Wojtaszek for helping her with the new format for the HOA Financial Report that she passed out to the homeowners attending. The Main account has \$32,496.70, the pond account has \$14,981.22 and the CD has \$20,000.00. Out of 279 homeowners, 249 homeowners have paid their annual dues. A question was asked if second notices were mailed out and Sally answered yes and explained our process.

Anita Phelps, Secretary: The housing market has slowed down a little bit and has thus affected the sale of the homes in Ashford Park. There have been three homes sold in January 2023, One in March of 2023 and there is one pending now for the month of April 2023. Since I have taken office in June of 2022, there have been 21 homes, plus one this week, that have sold in Ashford Park. There was a good response on the HOA Information Sheets that were enclosed with the 2023 dues notice. I appreciate all your responses and it has helped me update our HOA database.

Lee Bochnia gave Sybil Owen, Architecture Chair's report in her absence. The Architecture Committee has met two times so far. There have been 4 courtesy letters mailed out. The HOA webpage has pertinent information regarding what the homeowner must do before starting a project, i.e. outbuilding, gazebo, etc. You need to fill out the form and send it to the HOA Architecture Chair. Many projects require City of Foley building permits. You need to verify before starting your project by calling the City of Foley Permit Office or by accessing the Foley permit information/application portal at <https://www5.citizenserve.com/Portal/PortalController> where you can register an account, apply for permits, access project requirements and receive updated status on your permit requests. If permits are required, please provide a copy of the approved permit to the Architectural Committee with your HOA project approval request.

Lee Bochnia, President: General Information: Attended the City of Foley quarterly HOA President's meeting. The City of Foley has hired a new Planning Director who was introduced at this recent meeting. He gave a history of community development and told the group that 2500 houses were planned for the city of Foley, which is a 60% decrease from last year. Every year there are 10 million cars that travel Highway 59; with 5 million on the Beach Expressway. There is a new Circle K gas station being built, a Dairy Queen and a Captain D's has recently opened. A question was raised about the possibility of OWA opening a casino. OWA is on tribal land and there is no chance that it will have gambling on the premises. Southeast Baldwin Medical Center

has a big expansion going on with a new surgical wing and a new six story building. The expansion on County Road 20 is not going to happen for at least 2 years. There are a lot of heritage live oak trees at the intersection of Hickory and Michigan which is presenting a problem for widening the road. The city has developed plans that are pending Baldwin County approval.

Lee continued: One of the reasons that I decided to run for the Board was because of my interest in the ponds and the drainage situation. Hurricane Sally left a lot of debris. In Ashford Park there are 4 detention ponds and one that holds water, which is on Hickory. The ditch behind Foley High School is clogged up with debris and has had standing water for about a year now. Another problem is with the drains. Lee stated he is trying to get the city to clean it out but they will not do this because it is our property. We would need to cut out about 18 inches of silt and also there are five culverts that have been washed out. Lee met recently with the EPA Coordinator with the City of Foley, Leslie Gahagan, who said that you cannot remove the contour of original pond. Lee has met with 1 contractor so far, Greenco. The project on the ponds would be accomplished in 3 phases over a five year plan. He plans on getting more bids. The Kitchen Pond off Hickory has sediment build up as well. At the moment, he is focusing more on the East Ashford Park pond and drainage area leading out of Ashford Park to the high school. He said that when Frith's cuts the grass over and over again in the same pattern, the grass just settles and builds up more silt. Lee also met with Lake Doctors regarding controlling weed and algae growth. He is also working on getting two more bids. He does not want any more band-aid plans. He wants a workable plan for the ponds. He wants bids from Greenco, Lake Doctors, G & D Construction, and Mako.

The Hampton Park Retention Pond was discussed. Is the canal supposed to be dry or wet? Jerry Delmont (homeowner and former board member) made the comment that the City will not let it drop down anymore. Question was asked regarding removing the cattails. One of the homeowners said that the cattail problem needs to be taken care of and addressed. Jerry Delmont also made the statement that Robert Schroeder of Hampton Park, has no plans to address the cattails at this time. It is scheduled to be mowed 3 times a year. As a minority owner of this pond, we do not have a lot to say as Ashford Park owns 26% and Hampton Park owns 74%. Lee said that he plans on meeting with Bob Schroeder to ask questions regarding the Hampton Park Pond and the contracts to become more familiar with the situation. One of the homeowners attending said that the contract should be reviewed by our attorney, Asa Baugher.

Lee continued: the Common Area in the West Ashford Park area was recently cleaned up by Mako. The intent was to mulch the area and Lee has walked the area and he is going to contact Mako and ask if they can come back and do a little more cleaning up. There is a lot of garbage in there, concrete slabs, metal, and lots of debris. He has contacted Frith's to cut down the trees that are hanging over some of our property owner's fences. As it stands right now, in his opinion the common area is a safety hazard and we cannot open it up. A new fence will probably have to replace the existing one in the near future.

Continued update: There is a dogwalker in Ashford Park who is depositing the doggie bags from his pet into the yards of homeowners or just wherever he decides to throw the doggie bag. Hopefully, we will be able to find out who this person is soon and talk with them.

Lee also wanted to thank Sally for all her hard work on the new format for the Financial Report and making the financials easier to read.

The Board is discussing the possibility of looking into having a stamp for the outside of the envelopes stating "2024 Dues Enclosed"....so that the dues won't get lost with everyone's everyday mail when the dues are mailed out at the end of the year.

The Secretary opened the meeting to questions from the homeowners as there still was some time left before we had to vacate the room. One of the homeowners said that recently someone near her was burning things in their backyard. It was plastic and the smell was very toxic. She called the fire department as we are not allowed to burn anything in the subdivision. The fire department said that when they are called out for something like this there will be a warning issued and if they are called out again, then a fine will be issued.

Another homeowner said that he was pleased with how the Ashford Park Subdivision is looking and that it seemed to him that it was so much better than when he moved here six years ago. Lee said to expect to see more of the same. Sybil and her Architecture Committee were working hard to make sure that things looked the way they should and that the bylaws and covenants were enforced. Everything is confined to the dictation of the covenants. If there is a violation of the covenants, then a courtesy letter will be sent out with a seven-day grace period. If the problem is not corrected after 7 days, then a violation letter will be issued. There will be no exceptions and no favors will be granted.....strictly by the book.

The secretary called the meeting adjourned at 6:25 and told everyone to mark their calendars as the next homeowners meeting will be July 10th here at the library at 5:00 p.m.

We want to thank the 26 Homeowners who attended, plus the 4 Board Members, and the HOA Attorney for a total of 31.