**ASHFORD PARK HOA QUARTERLY MEETING**

**OCTOBER 03, 2023**

**5:00 PM FOLEY PUBLIC LIBRARY MEETING ROOM**

The quarterly meeting of the Ashford Park HOA was held on October 03, 2023, at 5:00 pm, at The Foley Public Library Meeting Room with 16 attendees plus 4 board members.

Attendees stood for the Pledge of Allegiance. Secretary Pat Billingsley took the roll call with officers in attendance answering present. The Vice President, Carol Zambrano, was absent.

President Lee called the meeting to order and introduced the two new board members, Treasurer Mike Wojtaszek and Secretary Pat Billingsley, and welcomed all in attendance to the meeting.

Mike Wojtaszek, Treasurer, explained the current financial status of the HOA and went over the financial statement in detail and explanations. The Main Account has $25,791.70. The Pond Account has $5,898.43. The CD is $21,000, maturing in November, and may be renewed. Mike is doing a 3–5 year financial plan. He also stated that we may need to increase in the annual HOA dues and move $100 from each owner’s yearly dues to the Ponds maintenance and care. A question was asked if it should be a $75.00 increase. Mike said that the Board will look at the numbers and then decide. We still have owners that still have not paid their dues.

Pat Billingsley, Secretary, said that the July 2023 minutes have been posted on the HOA website. There have been 4 houses sold since the last meeting and 1 pending. There are currently 5 houses for sale. We are still missing information from some homeowners. We will be mailing Information Sheets along with the dues statements in the first part of December. **The 2024 Annual Meeting will be held on January 09, 2024, in the Council Chambers Meeting Room, at Foley City Hall. The meeting will be from 5:30-7:00 p.m.** More information to follow. We are also talking about making a newsletter again.

Sybil Owen, Architecture Chair reported that there were 2 violations carried over from the July 10th meeting. 1 is closed and the other is pending assessment. There was 1 new violation that is pending further information supplied by the homeowner. 2 complaints were filed with the City of Foley Permitting regarding development on work commenced without appropriate city permitting. The committee issued 10 courtesy letters which were resolved without further action. 6 new permit requests were received. There were 2 special neighbor requests regarding overnight parking. Park Avenue/Ashford Park Entrance lighting and GFI outlet were damaged and repaired. One attendee stated that the light is too bright at the Hickory entrance to Park Ave. This will be looked into.

President Lee Bochnia reported that the traffic on Park Ave is becoming more and more dangerous as people are running the stop signs and speeding. An attendee asked if it was okay to yell at these drivers. He encouraged all not to yell at the cars/drivers and instead to contact the Foley police and go to the City Council meetings to express our concerns as it will be documented that this was done. Lee informed all that our legal counsel will not be attending the quarterly meetings due to the high cost. If you have a problem, please contact the Board and do not call our HOA attorney directly. If people want to contact him, it will be at their own cost.

**Ponds**

**Hampton Pond** – Ashford Park owns 25% of the pond and is obligated to pay 25% of costs to fix any problems. Lee met with Leslie Gahagen, Environmental Director for the City of Foley, and with Angie, from the Baldwin County EPA, and walked around the pond and the water wasn’t moving. It needs to be cleaned out to drain properly. People have been placing debris in the canal and at culverts, including yard waste. We have received numerous complaints from Ashford Park neighbors. Thank you all for your continued involvement resulting in Hampton Park being mandated by the city to take corrective action to clear debris, remove water flow restrictions, and rebuild bank erosion.

We walked around with Bob Schroeder, and contractors. Bidding to clear and dredge the debris 15’ perimeter, clear culverts, and rebuild bank perimeter where it has eroded. The EPA mandate includes maintaining the water level at 6”. Hampton does not include clearing cattails or the use of any pesticides to control them.

The estimated costs to the Hampton Pond are between $45,000 and $50,000. The estimated responsibility for Ashford Park is 25% or $14,000.

The city has cleared debris and overgrowth from Hampton Pond to CR 20. The problem will always persist due to the elevation rise from the Hampton spillway to CR 20. Will begin petitioning the city to put in the buried pipe from Park Avenue to Hampton Pond covering the ditch. The Canal and Hampton culvert repair backfill and concrete for 3 culverts is estimated at $5,000.

**Total HAMPTON POND REPAIR ESTIMATE/BID COSTS: $19,000**

* Hampton Pond Repairs - **$45,000-$50,000**
* Estimate/Bid Cost Ashford Park Responsibility at 25% **- $14,000**
* Canal and Hampton Culvert Repair Backfill, and Concrete for 3 Culerts - **$5,000**

**East Ashford Park Drainage Ditch to Date**

Clear the access road, and clear debris, trees, and vegetation from the drainage area for access is **$6,800.**

We spent $1600 with MAKO to clear it out. There was much debris, and nothing moves there. There is 16-18” of silt.

**East Ashford Park Drainage Estimate/Bid**

* All trees are trimmed to create a canopy.
* Remove all hazardous trees/vegetation that does not serve the property.
* Keep all select vegetation, oaks, and hardwoods.
* Remove numerous large trees and stumps felled during Sally with an excavator.
* Rake root system and stumps out of property.
* Haul away debris and root balls in the drainage pond.
* Smooth out the land with a rake to prep for grass.
* Dig and dredge the drainage area to contour water runoff.
* Unplug the culvert on the backside of the pond by the school so water will flow.
* Create a larger path on the canal leading to the drainage area.
* Rebuild the banks of the existing drainage off East Ashford Dr. to correct erosion.

**Estimated Bid Cost: $38,000**

**East Ashford Park Detention Pond Requires EPA plan approval.**

* Excavate dirt and grade with pond area to original grade and design.
* Bank excess silt build-up.

**Estimated Bid Cost: $24,380.00**

* Backfill culverts and repair concrete.
* Backfill and concrete repair for 3 street drains.

**Estimated Bid Cost: $12,000**

* Grade, prep, and reseed.

**Estimated Cost: $5,000**

**TOTAL EAST ASHFORD DETENTION ESTIMATE/BID COST: $41,380 TO $49,495**

**Hickory Retention Pond**

* Clearing and cutting vegetation at Hickory Pond and Canal: **$4,500**
* Mobilize equipment and labor to cut the pond, load/haul/dispose of cattail cuttings.
* Amphibious aquatic cutter/harvester, mower, weed eaters, operators, truck, and trailers.

Total: **$10, 054**

* Culvert Repair: **$ Unknown pending bid/review**

**TOTAL HICKORY RETENTION POND ESTIMATE/BID COST: $14,554**

**Kitchen Detention Pond**

* Excavate dirt and grade within the pond area to the original grade and design.
* Bank excess silt to build up.

 **Estimated Cost: $20,000**

* Backfill Culverts and repair concrete.

**Estimated Cost: $6,000**

* Grade, prep, and reseed.

**Estimated Cost: $3,000**

**TOTAL KITCHEN DETENTION POND ESTIMATE/COST: $29,000**

**East/West Ashford Park Common Area**

* Trim trees in the common area.
* Remove hazardous trees in the common area.
* Remove all debris.
* Grind stumps.
* Clear and taper all ground in the common area, sod/reseed ready.

**Estimated Cost: $12,000**

* Tear down fencing on both sides of the street and haul away.

**Estimated Cost: $1,500**

**TOTAL COMMON AREA ESTIMATE/BID: $13,000**

**TOTAL COMBINED COMMON AREA AND POND MAINTENANCE/REPAIR:**

**Hampton Pond: $19,000**

**East Ashford Park Drainage: $38,600**

**Clearing Debris for Access: $6,800 (paid)**

**East Ashford Park Detention Pond: $49,495**

**Hickory Pond: $14,554**

**Kitchen Pond: $29,000**

**East/West Common Area: $13,500**

**TOTAL: $170,949**

**(PAID) ($6,800)**

**BALANCE $164,149**

An attendee asked if it was possible to fill them in. Lee responded, “No, only swamps”.

Mike Wojtaszek stated that this is a 5-year plan and that is why we were talking about raising the dues by $75.00 and moving $100 of the dues of every homeowner to the Pond account. One attendee said that he thought raising the dues by $75.00 may be better in the long run.

The meeting ended at 6:15 p.m. Thank you to all who attended the meeting.