

Mayfair Estates

Homeowners

Association

Alan Falconer
Stephanie Plummer
Courtney Mitchell
Katie Witmer
Bruce Hollingsworth
Melissa Walker
Michael Hilgert
Shari Arfons
Kevin Stahl
email
website

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Vice President
Treasurer
Secretary
At Large – Past Treasurer
At Large – Social
At Large – Ponds
At Large
At Large
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2016 Mayfair Estates Annual Meeting Minutes

April 5 7:03pm - 8:00pm Legends, Green, Ohio

- Intro's of Board Members by Alan Falconer - President
- Intro's of At Large and other members
- Minutes of 2015 HOA Board meeting (found on website) have been accepted by the group
- Addresses by Paul Oberdorfer and city councilman James Ahlstrom discussed status of city and future road projects for N Massillon Rd. Many road projects underway for next 3 years.
- Sidewalks installed would require an assessment against the HOA. We need 66% on petitions to get them put in.
- Our newly redone roads in the neighborhood should last 20 years. Service related items can be sent to Paul. Such items as catch basins, driveway entries, etc. can go to him. Erin, his assistant, will handle everything; just call.
- Curbs can be put into the old phase 1 but those houses would be assessed.
- Courtney: Budget for the year. Financials up on the OVHP. 92% of the residents have paid. Aquadoc, Prince Landscaping billing for 6 treatments, Insurance is \$1200 for HOA, Pond 6 dredging is still being assessed. Miscellaneous expenses addressed and 90% still keeps us positive, Edward Jones money market funds used as reserve.
- Dues need to be raised due to the management of water, silt, and overall care of ponds. None of the pond material is permitted to get into or on our roads. First 4 ponds done 7 years ago, they have 13 years left. Detailed plan to follow
- Michael Hilgert and ponds. 2011 majority were done. Pond 7 done in 2014. Pond 6 off Fairway is quite sloped and silt is saturated and water needs to drain out of sediment once removed from the pond. Looking into using high volume pump to remove sediment and some water. Cost will drop from \$100k down to \$12-14K for first assessment pass. Deal is for a 1 day contract and we have the option to keep going with them or stop the process.
 - Don Vera on Fairway stated his concern about the sediment. He stated the estimates are overly optimistic. Don also stated concerns over ensuring the water flow would not create any more water encroachment on his property. Alan asked Don to site his sources and give them to the board.
 - Rick Swan declared that his pond has never dried out and the mosquitoes are terrible and doesn't want pond 6 sediment placed onto his property. Mike stated that the silt will help fill in the low spots. Alan is Rick's backdoor neighbor and understands the concern and stated that the board has been assured by the providers that it will help fill in the low swamp. This will avoid another big assessment. The saturated area has been that way since the allotment was developed. It will take 90 days to dry out. The Board has the final decision to decide the best course. Can the Association indemnify them if this method does not work out as planned? Don would like Alan to post all his research for neighbors to see.
 - Jaime Krejsa, new Mayfair resident, owns EnviroScience and does this type of work nationally. He is also a commercial diver and is offering his services. He offered to assist in the pond assessment.
 - The Board agreed to continue the assessment and keep those impacted informed of the findings.

- Stephanie and Mellissa: Info on the social activities presented.
 - Steph stated the garage sale will be Fri and sat May 13, 14. Times are 9-3 and the preview is 7-9p on Thurs. Troop 330 will do a junk pick up on Sunday and Monday and will leave receipts. Go to mayfairlakes.org and read contact info to arrange pick up. Make sure to call her. She may or may not do random pickups. The will take clothing and smaller things they can lift.
 - Melissa: Make sure to give her your email. July 4 will be the decorated bike ride on Parfour. Cookies and donuts supplied.
 - Back to school picnic will be at Boettler park.
 - Ideas for other activities? Women's golf league, Bunco, Kids play dates, etc.
- Alan - Website:
 - Be sure to check it and use the email to send info to Board members. Summary of Bylaws are listed. No specific financials will be posted. Anyone requiring more info will be provided that detail via reply to specific request via the website.
 - We have a link to one our neighbor's artwork in the city building.
 - Covenants and Restrictions are there, both in detail and summary. Example: Mailboxes, approved designs are identified. Please try to follow those guidelines when you are in the process of replacing your mailbox. We have many that are out of compliance, but the HOA has no interest in having them replaced but if you need to make a change you have examples of what is approved in the Covenants.
 - Send in pics!!
- Stephanie - HOA Violations:
 - Mentioned there are complaints on trash cans and trailers. Residents must conceal them inside their garages. Talk to neighbors, don't just go to the Board asking for a letter. Be neighborly!
 - Trailers, RVs Boats = no more than 72 hours to be on the property at one time.
 - Any additions need to have plans submitted to the board. They will be reviewed within 7 days. Setback is 15 feet. Only 1 lot remains to be sold and built on.
- Alan – Board Positions:
 - Voting for new positions: Stephanie Plummer is volunteering for another term as vice pres. Katie Witmer is nominated for Secretary. Katie was now voted in.
- General Discussion:
 - Electricity in front entrance: Line comes from across Raber. The HOA would incur cost to figure out where it is broken and has decided not to pursue. The lamppost and a single line of electricity is now feeding the entrance island.
 - Offsite storage is now gone because the Christmas lights are gone.

Meeting adjourned at 8:00.