



Neighborhood News

A Quarterly Newsletter for the Residents of Longhill Station
www.longhillstation.com
Summer 2024

Highlights from the previous Meetings

- The 2nd quarter assessment was conducted by Brooks Real Estate (BRE) on July 17, 2024. All notices will be sent to homeowners with needed adjustments to their property/home.
- The Board of Directors (BOD) has received several quotes from pool companies about needed work in and around the pool. The BOD has also received quotes regarding the 2024 winter season and 2025 summer season for a pool management company.
- Over the past few months, there have been several tree removal projects. Each project received quotes and was voted for approval by the BOD.
- LHS has submitted the application for BMP grants through JCC. Also, Solitude is working on re-naming the BMPs, in accordance with JCC, for better clarification.
- The LHS treasurer is working on a proposed budget for 2025. The Reserve Study did recommend at least a 3% increase in dues, due to inflation costs.
- The Reserve Study was completed in November 2023. DMA submitted their report to LHS in January 2024. Brooks sent numerous emails about a working group to go over the findings, however there was no participation from the community. Those interested in finding the results of this study can visit our website at www.longhillstation.com. It's under the "Resources" tab, then "Documents", and then scroll to the bottom for the 2024 findings.
- A new light and fixture has been installed at the front sign entrance for better visibility.
- The BOD voted to move LHS financials into an ICS account that will gain interest and is FDIC insured for all assets over \$200,000.
- The annual meeting is scheduled for August 5, 2024. This meeting will be held in-person and via zoom. There have been several reminders sent for this meeting, and the importance of a quorum. Mailings were also sent out to include a proxy vote, if you are unavailable.
- Liens have been placed on homeowners with HOA dues delinquencies. Late fees have also been placed on homeowners that reach a threshold of non-payment. BRE is working with the LHS legal team for further action of non-contact with homeowners.
- Please meet the LHS HOA Board:

President – Rhonda Gibbs
Vice President- Stephen Drakes
Treasurer – Tela Thomason
Secretary – Angie Berger
Web Master/Director– Sam Stevens

Updated Declarations and By-Laws

For the past several years, the Board has tried to get 3/4ths of our members to sign off on the updated declarations and by-laws that the association's attorney drafted. After many attempts, we were not successful in obtaining enough signed proxies. We now need to have the attorney review the by-laws and update them again to make sure we are in compliance with state and local laws. Please attend the annual meeting if you are able!

Committee News:

The **Architecture Committee** is in need of a member to fill this role. Currently, all ARC requests are forwarded by BRE to the BOD. The BOD is attempting to respond to requests within 72 hours. However, the BOD would like to remind you that if you are planning improvements to your home such as a new fence, shed, roof, windows, painting your door or shutters that you need to submit an ARC application. This application can be found on our WebSite, Appfolio, or call BRE for a copy. Please see the by-laws for a complete list of projects that require ARC approval. The ARC Guidelines were developed to protect the integrity of our neighborhood and our property values.

The **Grounds Committee** is led by Adam Zuchara. Many thanks to him for completing special projects around the neighborhood. However, this committee could use extra help, too. If you are interested in helping our community, please reach out to him!

The **Pool Committee** is led by Sonja Winnington. Special thanks to her for leading many events throughout the summer season! She led the pool pass distribution and supplied and set up the July 4th events. This committee is also in need of volunteers. Please reach out to Sonja or a BOD member if you are interested!

Other news

Please submit your email address to receive official communications from the HOA!

There will be an Adult Night pool event on August 10, 2024 from 7pm-10pm. There will be a kid's night scheduled for a later date in August, so stay tuned!

All events and notices are posted on www.longhillstation.com. Please visit our website for any questions that you may have! Each BOD member has a listed LHS email, as well!

LHS is always looking for members to serve on the Board or in a committee. New ideas and improvements

to our community are welcome and encouraged! Please consider being an active member in LHS!

Special Recognition

A special thanks to all the volunteers to help make for a successful pool season! Thank you to all who distributed pool passes, helped with special events, and cleaned up!

THANK YOU!

Next HOA Board Meeting

ANNUAL meeting is August 5, 2024 at 6:00 pm

Location will be via Zoom or at the BRE office:

Property Management Company

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