

**SQHOA meeting: Minutes of May 18, 2022:**

**In attendance:** Brenda Majdalani, John Walczak, Robert SanPedro, Lola Torres, Wes Thomas, LaTasha McDonald, Luis Gandarilla, and Mike Nowak.

Meeting called to order at 7:02 p.m.

- I. **Homeowner’s Forum:** No residents present.
- II. **Secretary’s Report: Brenda Majdalani.** The April meeting minutes were circulated to Board members.

**Voting to approve the minutes:** 1<sup>st</sup>: Mike Nowak, 2<sup>nd</sup> Lola Torres. All in favor, none opposed.

- III. **Treasurer’s report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for April were circulated. April income and expense figures were reviewed. See April Profit and Loss statement and Balance sheet.

**Delinquent Account Review:** Dues notices were sent out in January. Dues payments are slowly being received. So far 24 properties remain delinquent. Erin has sent out second invoices with late fees.

**Motion to Approve Treasurer’s Report:** 1<sup>st</sup>- Mike Nowak, 2<sup>nd</sup> LaTasha McDonald. All in favor, none opposed.

- IV. **DR Violation report:** See SmartWebs report. Letters were sent regarding the following violations:

- 1. 2807 Long View-Sunset Maples removed;
- 2. 2907 Back Bay- damaged mailbox need repair;
- 3. 2923 Back Bay- non-compliant mailbox;
- 4. 2940 Quarry-non-complaint mailbox, non-approved privacy fence that is over 4 feet in height.

- V. **ARC report.**

**3220 Quarry Pergola project** approved by email.

**Voting to approve:** Brenda Majdalani, John Walczak, Robert San Pedro, Luis Gandarilla, and Mike Nowak.

**2767 Back Bay- Gazebo project** approved by email. Voting to approve: Brenda Majdalani, LaTasha McDonald, Mike Nowak, Wes Thomas and Robert San Pedro.

**7658 Sioux Ridge-replacement window project.** Approved by email. Voting to approve: Brenda Majdalani, Lola Torres, Robert San Pedro, Wes Thomas, Mike Nowak and LaTasha McDonald.

**2940 Quarry-** Roumaya residence- letter was sent regarding non-approved privacy fence, non-compliant mailbox. He has now put in an ARC request to approve the fence- to be lowered in height to 4 ft. After Board discussion it was noted that the Board has previously denied approval for privacy type fences, including one owner's request to put a privacy type fence around the A/C unit only (lot on Quarry & Indian Town). It was specifically noted that privacy fence was also previously denied for 7725 Indian Town.

The Board felt that although fence was aestically pleasing, it was not harmonious with the surroundings. See Deed Restriction 2.11. The Board has only allowed 2 types of fencing- split rail and aluminum fencing similar to type seen at the main gate. The Board also felt that approval of this project would set a negative precedent, opening the door up to any and all other types of non-harmonious fencing requests. It would also create discord among those home owners previously denied similar types of fencing requests.

Motion to disapprove privacy fence: 1<sup>st</sup>-Wes Thomas, 2<sup>nd</sup> Brenda Majdalani. All in favor, none opposed. Project denied.

**Complaint raised by Dave Lenhardt- 7950 Quarry.** Complaint alleges that arborvitaes bushes at 7930 Quarry block his view of the pond. Lisa Frisinger, 7940 Quarry also joins in this complaint. Ms. Frisinger also asserts that the fencing at 7930 needs to be moved 5ft away from the property line. It is noted that 7950 is a non-water access lots. 7940 has a small access at the right rear of that property. After extensive discussion, the Board finds the complaints not valid.

1. The township specifically allows fencing to be on the property line. The Board has the discretion to allow this type of variance from the deed restriction, in order to be consistent with township regulations.
2. The arborvitaes at 7930 were installed, with Board approval, for the purpose of providing the homeowner with privacy in the backyard and around the pool area.

3. The Board feels that a non-water lot home owner does not have the right to an unrestricted water view across another homeowner's property. A homeowner's water view is the view the owner has straight back, within the boundaries of their property line. The water view across another person's property is not an absolute right. 7940's water view is the view of their access at the rear of their property.
4. As to the issue of the 3 arborvitaes at the rear of 7930 Quarry, the Board finds that these 3 trees do not block any protected view from 7960 or 7940 Quarry.
5. The Board feels that these two complaints have brought in perpetuation of a neighbor feud.
6. Based on all of the above, the Board unanimously denies the complaints.

Finally it was noted that 3009 Quarry and 2846 Quarry have put in a row of arborvitaes.

Brenda will ask Erin to send out a letter stating that the project needs to be submitted for approval.

**VI. Grounds/Pond Committee: Mike Nowak/Lola Torres.**

Lola reported that the Guardhouse door and threshold is in of being replaced. She will obtain estimates for this repair. Also to be included will be the scraping, and recaulking of the windows and painting the trim.

Jones Fish was out and added more bluing to the pond. They also replaced some burned out bulbs in the fountains. It seems that a power surge blew out the bulbs.

Torres Landscaping performed their regular pond clean up this month.

**VII. Welcome Committee: LaTasha McDonald.**

3 Welcome baskets were delivered this month: 7650 Stone Hill; 3235 Pepper Ridge; 7658 Stone Hill. Two more baskets will be delivered this month to 2932 Back Bay and 2845 Back Bay.

**VIII. New Business: None.**

**IX. Old Business:** Garage sale is set for June 16 through the 18<sup>th</sup>. Mike will take care of signage. Hours are from 9 a.m. to 5 p.m.

**Motion to Adjourn:** 1<sup>st</sup> Wes Thomas, 2<sup>nd</sup> Mike Nowak. All in favor, none opposed. adjourn.

Meeting adjourned at 8:21 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA