

Highlands at Mechums River
Highlands Detached Home Owners Association, Inc.
PO Box 429 Crozet VA 22932-0429

Agenda for the General Meeting of the Highlands Detached Home Owners Association

Date: 08 June, 2006

Time: 1900 – 2000 EDT

Venue: Crozet Elementary School Cafeteria

1. Opening Remarks (HOA President, followed by anyone else present).
2. Update on the financial situation (HOA Treasurer and HOA President).
3. Update on the legal proceedings against the former treasurer (HOA President and HOA Secretary).
4. Review of the maintenance contract (All). – See notes below.
5. Review of the liability coverage (HOA Secretary, HOA Treasurer).
6. Response to all written questions from the members to the board (All board members).
7. Update on the progress with creating a web site for the HOA (HOA Secretary).
8. As agreed at the general meeting held on 3/30/2006, the following measure shall be put to vote – Turn over the management of the Highlands Detached HOA to a **management company**. If unable to attend, members should convey their proxy vote (in writing) to any of the board members.
9. Any other business.

Notes regarding the maintenance contract:

The HOA board members have received questions from several residents regarding the scope of our maintenance contract with Piedmont Landscape and Irrigation LLC. An explanation as to why some open spaces (completely within our HOA) are not being maintained has also been sought. The following is an attempt to explain the situation and provide a reason for having agenda item-4.

Currently, we only have one contract which is on the behalf of (and paid for by) all Highlands subdivision neighborhoods for the maintenance of the common entrance (this includes mowing, edging, over-seeding, fertilizing, liming, “aerification” along the common entrance/exit streets and on both sides of the front entrance along the fences on route 240, planting annuals at the ends of the entrance/exit median, watering, mulching of all beds and around trees that line the entrance/exit streets, pruning shrubs and leaf and trash removal). We cannot include any of our “private” open areas in this contract because these costs are shared with other neighborhood home owners associations. Our HOA does not currently have any separate contract for the maintenance of “private” open areas completely within the detached home owners neighborhood (Highlands 1B). However, we can certainly consider having a new separate contract for the maintenance of such spaces if it is desirable and the costs are agreeable to all members of our HOA.

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The map below indicates the locations (marked as A and B, that require periodic mowing and cutting back of bushes and shrubs) which would be covered by this new proposed maintenance contract. (The areas covered by the existing shared maintenance contract are marked as 1, 2 and 3 on this map.)

