

# **NORTHDALÉ CIVIC ASSOCIATION**

## **MINUTES**

**October 15, 2019**

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Julie Collins, Robert DeMeo, Ann Frisbie, Martha Hughes, Robert Mantler, Nelson Marcano, Tom Murray, Raymond Powell, Claude Siler-Nixon, Jim Salgado, Chelsea Walkenhorst. Absent were Bill Castens and Jessica Watterson.

Guests attending were Alicia Moreno, Larry Weatherby, Margaret Weatherby, Tom Hume, Steve Forkner, Donna Forkner.

After the pledge to the flag, the minutes of the September 17th, 2019 meeting were read and approved following a motion from Claude Siler-Nixon and 2<sup>nd</sup> by Robert Mantler.

### Deed Restrictions-Tom Murray

Merit has been surveying Northdale as a whole for ten months now. In the last ten months 2,176 violation letters have been sent out. Currently there are 631 open letters/cases and 1,302 violations. On a positive note there have been 655 cases closed in Northdale as a whole.

The numbers will never zero out because Merit is monitoring Northdale every month and constantly opening new cases.

The biggest complaint about the letters is that they aren't specific enough, sometimes it just takes a walk around the property to see something you didn't see before. The letters from Merit aren't meant to be punitive but informative and a way to keep Northdale looking nice.

All the letters sent out contain Merit's contact in the form of an email address. They prefer to be reached by email if residents have questions about why they received a letter.

A reminder that the condition of the roads in the neighborhood are the responsibility of the county.

The board is brainstorming ideas of how to help people understand the letters from Merit more clearly and to help avoid confusion and frustration. Also, the board is coming up with a way to link neighborhood volunteers with people who need help fixing their properties.

### **Gables I, Meet & Greet Event- October 19, 3-5PM-**

300 postcards went out to Gables I homeowners as invitations for the Meet & Greet event on October 19th, 2019 from 3-5pm. Total cost for 300 postcards was \$200, invoice sent to NCA treasurer for processing.

A link to the NCA Deed Restriction survey was added to the Gables I Meet & Greet event postcards and to the NCA official website. Responses to the survey were configured to be sent to Angela (NCA Website Manager) for collection of results.

### Financial Report- Tom Murray

### **Status through September 30-**

## **Membership Report**

The NCA Fiscal Year is now the same as Calendar Year, so this September financial report reflects nine months YTD income and expense. Income is behind budget levels but we received \$4,000 jump last December as residents paid as soon as invoices arrived. That jump in membership income went into last year financials and more than offset this year's shortfall. The third party deed enforcement program took time to evolve allowing us to stockpile some funds in the first half of the year which we are now consuming. Overall, most expenses were at, or better than, budget and the Association finances remain in good shape.

A motion was made by Martha Hughes to accept the Financial Report and a 2<sup>nd</sup> was made by Claude Siler-Nixon.

### Membership-Robert Mantler

#### **Membership Drive-**

We are starting the planning process for membership invoicing for the 2020 campaign. We need to get a new listing of all the properties from the county. We don't want to send out the invoice too early because we don't want to receive payments before January like last year.

### Community Relations/Outreach- Robert DeMeo

7 new move ins, 1 was bought by a corporation.

### Communications- Robert Mantler

#### **Newsletter-**

Cutoff date for articles for the January-February 2020 issue is December 7

Include section about how to volunteer if people want to help those who need help fixing up their properties.

Include large section with explanation about Merit and Deed Restrictions.

#### **Facebook, Neighbors of Northdale and Nextdoor- Julie Collins**

Put up a post about volunteering to help people with Deed Restriction needs.

#### **Website-Nelson Marcano**

The committee is making progress on the new website prototype. Still on track to complete the site before the holidays. The committee met and discussed the outline and options for website the next step is to review with the board and take feedback and then launch.

Purposed website will include: A new domain name at a cost of \$155.88 per year for hosting the website on GoDaddy, better security, and an official NCA email address. Final NCA website layout and management proposal will be presented to NCA members for approval.

## Community Events

5K Pumpkin Run- Saturday, November 2nd- Watterson

Howl-O-Ween at Northdale Park- Friday, October 25 (volunteers needed)

Tree Lighting at Northdale Park (in partnership with CABA)- Saturday December 7

Holiday Lighting Contest (Make selections 12/14 thru 12/19) Final judging (Saturday, 12/21)

New Year's Eve Party at the Park (\$13)- Tuesday, December 31- 9PM- Midnight

Easter Egg Hunt- Saturday, April 11- Martha Hughes

2020 Family Fun Festival and Parade- Saturday, April 18

## Public Comment

Alicia Moreno- She has seen people talking about the Deed Restrictions and Merit on the app Nextdoor, that people are still getting a letter even if they fixed the issue. Tom- That is possible, Merit is working to improve the program they use to send out letters.

Larry Weatherby- Just visiting.

Margaret Weatherby- Asked how Deed Restrictions are enforced. Tom-Merit sends out 3 letters to people who have a violation of a Deed Restriction, a 4th letter is sent out if the issue is not fixed, the 4th letter requests mediation.

Tom Hume- The problem with the Deed Restrictions is communication. He hasn't seen it mentioned in the Newsletter. Also, letters can feel threatening if people don't know the background and where/who they are coming from. Suggestions- email notifications for things like letting people know about Merit/Deed Restrictions and having the website include paid advertising.

Forkners- Have noticed improvements in the neighborhood.

Jerry- Received a letter about brown grass, received this letter three days after moving in. This was his first experience with the neighborhood and it was not very positive. He responded to the letter and Merit responded positively. Suggestion- send out a magnet to residents with NCA/Merit info and website with link to make a complaint or make suggestions.

NCA Board Meetings are the 3rd Tuesday of every month at 7PM

Visitors Welcome

Northdale Park

B.C. Gymnasium Conference Room

Executive Committee members will meet at 6:15PM

Minutes submitted by Chelsea Walkenhorst, NCA Secretary.