

Tennyson Oaks Homeowners Association
2 August 2021
6:40PM – 8:00PM
Mr. Baxter's Residence

Attendees:

Lee Baxter, Dale Kerr, Jason Waring, Annette Curley, Steve Edwards, Jannean Garrett, Kevin Garrett, Bridgette Jackson, Andrea Adams

Old Business

- I Stop signs have been replaced throughout the neighborhood.
- II Mr. Baxter notes that all street lights should be in working order. The neighborhood's point of contact (Lisa) will be notified because 2 street lights do not turn off during the day. Please contact Lisa at the city if any other issues arise.
- III Mr. Baxter has stated that irrigation, electrical work and landscaping issues continue.
- IV Ms. Curry would like to emphasize how helpful the Tennyson Oaks Facebook page is in disseminating information about break-ins, missing pets, and misdelivered packages.

New Business

- I Motion to approve previous meeting minutes.
Dale Kerr -motion to approve minutes from 02 February 2020 meeting and e-mail meetings that took place due to Covid. Bridgette Jackson seconds the motion.
- II Treasurer's Report
 - A. There was \$81,203 at the beginning of the year.
 - B. Annual expenses average approximately \$55,030.00 and annual dues income is \$50,000.
 - C. Mr. Kerr recommends that annual dues remain at \$250.00 and that a reserve of \$25,000 remains in the bank annually for any unexpected neighborhood expense
 - D. The 2020 Dues Notice was mailed to residents earlier this year and there are 21 residents who have not paid to date.
 - E. Mr. Kerr is currently working with Red River Bank as some annual dues submitted to Red River Bank for deposit were deposited in an account other than TOHA.
 - F. The board has expressed concern with unpaid dues and continues to contact homeowners who have not paid.
 - G. An issue has arisen regarding Suddenlink and the neighborhood cameras. The monthly bills have been paid but because Suddenlink changed account numbers for the neighborhood the account is showing past due. Mr. Kerr continues to deal with Suddenlink to resolve this issue. In the meantime, the Landmark camera is rendered useless. Unfortunately, there is no other service provider for the cameras. AT&T has offered a hot spot but Simpson Security advises that the hot spot is incompatible with the neighborhood system. Mr. Kerr recommends that we address this issue by changing the data recording from the cameras to a local drive that is able to store 30 days worth of surveillance data.

- III Board Membership Update
- A. Board members are reminded to ask residents of Tennyson Oaks to volunteer for the board. The board is very interested in having new member join the board.
- IV Compliance Update
- A. The same issues keep surfacing with regards to boats, trailers and yard signs. Neighbors are mostly compliant with request for removal once notified of infractions.
- B. Residents must be reminded that contractor yard signs for remodels are against TOHA rules. Builder / contractor signs may be posted during new construction and/or sales period only.
- C. Mr. Waring recommends that a reminder of the TOHA rules and regulations in the form of a newsletter be sent to each resident. The board agrees with this recommendation.
- V
- A. Update on Halloween: TOHA utilized services of Sheriff deputies to patrol the neighborhood during Halloween. Mr. Baxter has asked that the request for services in our neighborhood be made early to ensure deputy availability.
- B. Because Halloween will be on a weekend, the neighborhood will follow the City of Alexandria's guidelines on times for trick-or-treating.
- VI Mrs. Curry has advised that a new trend of “pop-up” parties had made its way to TO. Adolescents have impromptu parties at the home where residents are out of town. She advises that residents let their neighbors know when they will be out of town.
- VII Mr. Baxter has advised that the TO storage unit has been broken into. No Christmas decorations were stolen. There have also been various thefts in the neighborhood. Mr. Baxter has asked the board members to remind neighbors not to keep valuables in their vehicles.
- VIII Mr. Baxter has requested that the street sign at the front of the neighborhood be replaced because it has aged poorly. Board agrees to replacement of sign unanimously.
- IX Mr. Baxter will place gravel in holes where cars have traveled on grass and created large ruts in the entrance of the neighborhood. Board agrees unanimously. Mr. Garrett has recommended that a clause in the landscaping contract be amended in the future to make it the responsibility of the lawncare service to fill holes in the landscaping as needed.
- X. Mr. Baxter advises that electrical issues still exist in the front portion of the neighborhood. Because the electricity fails with moisture, conduit and possibly a new electrical box will likely have to be placed. He has asked the board for permission to proceed with repairs if they will total less than two thousand dollars. Any amount exceeding \$2000.00 and he will contact the board members for a vote on the matter. The board has agreed unanimously.
- XI Simpson Security has recommended an equipment upgrade. Equipment plus labor will total \$370.00 The board has unanimously agreed to go forth with upgrade.
- XII The board members have expressed the need to send out a neighborhood newsletter to

disseminate much needed reminders and information. Information should include reminder for dues payment, rules regarding yard signs, rules regarding boat and trailer storage, street parking and other neighborhood compliance issues, request for board member volunteers, safety reminders, Halloween reminders, and reminders not to leave valuables in parked vehicles,

The newsletter can also contain contact numbers for street lights that are not working properly, the address for the Tennyson Oaks Facebook page, and other helpful contact numbers.

Meeting adjourned 8:00 pm.