

**Cheswicke Farm East Homeowners' Association  
Neighborhood Meeting  
November 4, 2004  
Minutes**

**Date and Time**

A Neighborhood Meeting of the Cheswicke Farm East Homeowners' Association was held on November 4, 2004 at 6:00 p.m. at the Franklin Fellowship Church.

**Call to Order – Presiding Officer**

President Greg Root called the meeting to order and presided. Pat Walker represented the management company, Timmons Properties, Inc.

**Quorum**

The following Board members were present:

*Greg Root – President  
Ray Hill – Director*

Absent:

*Ron Beaman – Treasurer  
Julius Sloss – Secretary*

This being an informal meeting neighborhood meeting, there are no minutes to be accepted and no financial report to be reviewed and accepted.

**Business**

Timmons was requested to check on liability issues and age of the pool.

Southern Land Company was introduced to the homeowners as they came to speak to the homeowners regarding a new development to be built next to the Cheswicke Farm East community. The ground breaking will begin in the year 2005. The community will be called McEwen Place.

Several homeowners asked questions regarding how this would affect the value of their homes and what kinds of buildings are planned.

There were questions asked about parking and traffic lights.

Questions were asked about the privacy of their community from this new community and the different height of the buildings.

Southern Land answered all the homeowners' questions and asked if there were further questions to please contact them and they would be more than happy to answer in any questions in the future.

The three representatives from Southern Land Company then left the meeting.

Greg Root then proceeded to speak to the homeowners.

There was discussion about the Liberty Hills dead end.

Greg introduced a few possibilities of different things to be built there.

There was a motion made and seconded to fill two Board positions with Diane McGrath and Greg Root. There were thirteen votes.

The pool rules and improvements were discussed regarding the pool.

Cheswicke Farm East foresees getting a sign made for the pool rules by the springtime.

A homeowner suggested getting different landscaping for the front entrance. Several suggestions were made and Greg Root stated he would look into this.

Mailboxes and lights for the community were discussed, i.e. giving homeowners an option to purchase these items as replacements at a lower cost.

Greg Root asked the homeowners for ideas and input.

A homeowner asked a question regarding the marsh area and who is to maintain the ditch ravine area. Greg Root stated it needed to be determined who is responsible for maintaining this area and he would research this.

A homeowner specified that they felt that the Bylaws need to be more enforced in the community to make sure the community is kept in the fashion that it needs to be kept in order for property values to increase. A few examples were cited, i.e. trash cans being left out and lawn care, basketball goals. It was suggested to do something about these violations and start enforcing the governing documents.

It was asked about what the Bylaws states about the multi-family dwelling and rentals. Greg Root explained that he will research this issue and that ultimately the owner is responsible for the actions of the renter.

The Christmas entrance was explained in detailed with hopes of some community involvement.

## Adjournment

The meeting was adjourned with no further business to come before the membership.

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President

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Date \_\_\_\_\_

Secretary

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Date \_\_\_\_\_