

YFMC Information Meeting

October 2016

Topics Communicated:

- *Welcome*
- *Meeting Norms*
- *Transparency*
- *Block Watch (partially)*

Meeting was prematurely cancelled at 11:57am (63 minutes before the end of the meeting) by the Bear Library security guard after disruptive outburst from YFMC resident.

In the future, disruptive people will be removed from the meeting. Due to two people, we can no longer hold meetings at the Bear Library.

Topics Not Communicated:

- *NextDoor.com*
- *Shed Litigation*
- *Open Discussion / Questions*

Due to the behavior of an YFMC resident, the Board regrets they were unable to communicate all of the topics. In our continual efforts to be inclusive and transparent, it was decided to spend community funds to print and mail this newsletter to cover the two remaining topics. Open discussion and questions are always welcome from any resident.

We are a community; our safety and strength is derived from inclusive participation and transparency.

Meeting minutes will be provided on the YFMC website: <http://www.YorkFarms.org>.

Email address:

YorkFarmMaintenanceCorp@gmail.com

President: Marika White - 216 Cornwell

Vice President: Karin Bell - 242 Cornwell

Approval Committee: Jim Hopper – 137 Cornwell

Approval Committee: Virgil Bell - 242 Cornwell

Paper copies passed around at the meeting were NOT provided by the YFMC.

- *Several residents thought they were.*

YF Block Watch

"The more eyes, the better."

- *Every resident shall be provided an opportunity to participate on Block Watch if they meet the requirements.*

NCC Police Sergeant Reynolds asked us to collect information from all YF residents who wish to join and provide it to Officer Pierce. Want to be a Block Watch member and help make our community safer? Please provide an YFMC Board or Approval Committee member with your **Name, Address, Phone, D.O.B, and Email address**. Email submissions to YorkFarmMaintenanceCorp@gmail.com. We will cc the current YF Coordinator with this information.

NextDoor.com

"The private social network for neighbors."

In a YFMC discussion with Officer Pierce and Sergeant Reynolds, they mentioned a wish for all YFMC members to join and participate in this upcoming initiative.

To join, please go to <http://www.NextDoor.com> and sign up. It is as simple as that!

You will receive instant, electronic access to information provided by the NCC Police Department. Corporal Tracey Duffy is a frequent poster on the site.

Topics thus far include:

- *National Drug Take Back Day*
- *Free Public Training in Use of Narcan.*

They even have an Android/iPhone app!

Shed Litigation

Non-approved, oversized shed incorrectly placed on property

Since the 240sqft shed (maximum size is 168sqft) was first discovered in mid February 2016, the YFMC Approval Committee and Board have attempted multiple times verbally and in written form to contact the homeowner and bring the shed into alignment with our deed restrictions.

After months of rebuttal from the homeowner of the property, and their refusal to attend their requested Hearing, the YFMC Board saw no recourse but to begin levying fines (per our deed restrictions) totaling \$950.00 as of October 21, 2016.

During these months, the YFMC Board Approval Committee continued to receive multiple complaints from various homeowners concerning the shed.

In the interest of disclosure it was the intent of the YFMC Board to communicate their decision, during the meeting, and provide discussion before starting litigation in Chancery Court. This legal action is sanctioned by our deed restrictions.

Procedure and Attorney Confidence

The YFMC attorney sees no ambiguity within the deed restrictions and is comfortable pursuing this case and will do so in three phases:

- Phase 1: Formal complaint letter to the homeowner.
- Phase 2: Mediation. This is mandatory and is done in the hopes a compromise can be met.
- Phase 3: If mediation fails, Chancery Court proceedings will begin.

Chancery Court

- Legally binding, all parties MUST obey the court ruling
- Ruling:
 - Best Case: YFMC wins, Homeowner pays all fines and all legal costs and must remove the shed.
 - Worst Case: YFMC loses. Fines are forgiven and YFMC absorbs all legal costs.
 - Possible Middle Ground: YFMC wins, shed is removed, YFMC collects fines but pays own legal costs.
- Costs: Attorney quote is \$2000.00 to complete Phases 1 and 2. Cost of Phase 3 is unknown.

Options Considered

The YFMC Board considered and rejected the following options, as discussed with the attorney:

- JP Court: Ruling is non-binding and they could continue to ignore our fines.
- Small Claims Court: Ruling is non-binding. If someone is ignoring you now, they will continue to do so.
- Lien: If they foreclose, then we do not collect fines and the new homeowner inherits the violation. Even if they do not foreclose, we collect the fines when they sell but the shed remains until then.

Please send questions/comments/concerns to the YFMC Board.

Coffee with the Board:

Stop by and ask attending Board member(s) questions and address concerns!

When: Second Saturday, every other month. First meeting on Nov 12. Second meeting on January 14, 2017

Time: 9:00-10:00a.m. **Where:** Seating area inside the People's Plaza Safeway, next to the produce section.