October 19, 2020

Dear Stonetrace Homeowner:

The purpose of this letter is to convey information to you that we would normally present in our annual community meeting. Due to COVID-19, we were not able to have this in-person meeting earlier this year as we normally would have. Now that it is the fall season with the holidays rapidly approaching, we decided to provide our message via this letter for 2020 and plan for an in-person meeting in the February-March timeframe. We understand this letter provides only one-way communication, whereas a meeting provides the opportunity for your most important feedback. Therefore, we strongly urge you to contact us, if you wish to voice concerns or have questions, and we will have one or more Board members speak with you. Additionally, we are always available via email at [board@stonetracehoa.org](mailto:board@stonetracehoa.org).

**INTRODUCTIONS**

The current Board of Directors and Architectural Control Committee members are:

|  |  |
| --- | --- |
| Board   * Jeff Vissage, President * Randy Woody, Vice-President * Dan Vanderheiden, Treasurer * Nancy Pettit, Secretary * David McClure, Member-At-Large. | ACC   * Jim Douglass * William Dunlap (Mr. T) * Bruce Byrd |

**WELCOME TO OUR NEW HOMEOWNERS**

This year five (and counting) new families have moved into our community. Please welcome Benjamin and Ashley Osborne, Benjamin and Whitney Reinken, Antonio and Jennie Garcia, Fred and Petronella Gardner, and Jason and Jennifer Cowan.

**FINANCIAL SUMMARY**

* The budget for 2020 was $22,600.
* Income from dues totaled $18,415.
* Expenses to-date are approximately $14,827.
* Landscaping and electricity comprise 79% of the expenses. Landscaping included the installation of a drainage ditch in the common area at the end of Stonetrace Drive to re-direct runoff away from neighboring homes on Highcrest Way. The cost was $650.
* Accounts receivable (unpaid dues) is $1,110.
* Lot 24, on which we had a lien, went to a tax sale last year. This means we cannot collect the $5,010 in dues owed from that lot. We will be able to start invoicing the new owner for dues going forward as soon as they take title this November.
* Annual dues for 2021 will remain at $390.
* Detailed copies of the budget will be mailed along with the invoices for January dues. You should receive that mailing by December 1.

**STATUS OF THE REVISED DECLARATION**

We are in the process of gathering the last few signatures needed to reach the total of 36 required to adopt the Revised and Modified Declaration of Covenants, Conditions and Restrictions as our governing document. We expected to be done getting responses (for or against) from every homeowner by now, but unfortunately, our efforts were slowed down due to COVID-19. Plus, we have had homeowners sign, but then move out. In those cases, we have had to start the process over with the new owners.

**PLEASE GET ACC APPROVAL**

We cannot stress enough how important it is to understand when and how to request approval from our ACC when making changes to your home or an additional structure on your property. We have three very friendly and capable ACC members who are more than willing to help you with the process and to work with you towards a result that will satisfy the Covenants and hopefully your needs and desires. Please reference the Declaration of Covenants, Conditions and Restrictions, Article VI, Sections 6.2 Approval of Plans and Architectural Committee and 6.5 Building Requirements. Additionally, a complete explanation of the types of projects that must be reviewed by the ACC, the proper forms and filing procedures are all contained in the ACC Review/Request packet located on our website (stonetracehoa.org).

**PLEASE PICK UP AFTER YOUR PET**

When walking your dog, please be prepared to pick up the poop wherever it happens to land. This applies to the street, any yard other than your own, as well as the HOA common property areas. Please respect your neighbors and their yards and help keep our community clean.

**FIGHT CRIME - LOCK UP AT 9**

Currently, there are frequent vehicle break-ins occurring in neighboring communities, and in the past there have even been a couple here in Stonetrace. The perpetrators are just going house to house looking for unlocked vehicles. They are not breaking windows, just trying to open doors until they find one unlocked. To avoid being a victim, lock your vehicles and those of any overnight guests, parked outside of your garage. A good habit to get into is “Lock Up at 9 p.m.” Include your sheds too and turn on your outside spotlights.

**FALL CELEBRATION**

We hope you can attend the Fall Celebration to be held in the Fox Crossing Court cul-de-sac on November 7. You should have received a flyer in your newspaper box about the event. It was a huge success last year despite the bitter cold weather. It was Good Friends, Good Food, and Good Fun!

We hope this letter has been informative, but please if you have questions or comments, get in touch with us. We look forward to a 2021 in-person community meeting!

We hope you all have a safe and wonderful holiday season!

Kind regards,

Stonetrace HOA Board of Directors  
[board@stonetracehoa.org](mailto:board@stonetracehoa.org)