

YATES MEADOW HOMEOWNERS ASSOCIATION
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The following is a list of suggestions received from residents at our Annual Meeting. We have categorized this list according to the HOA's responsibilities and/or whether or not we can respond.

SUGGESTIONS THAT THE HOA CAN ADDRESS NOW OR IN THE FUTURE:

Neighborhood Watch....

Can be set up with Concord Police

Once a Year Community Block Party, Cook Out, Potluck....

Social Committee

Maintain Weeds on vacant lots....

We can ask the Builder to maintain these lots.

Install No Soliciting Signs at both entrances...

.Landscaping Committee

Swimming Lessons at Pool....

Social Committee and/or Neighbors

Communication and Improve Communication from the Board to the residents.

We have several ways we are communicating, i.e. website, letters, thru Herman Management. The Board can always be reached thru Herman Management. The Board meetings are generally taking care of day to day tasks, such as making sure Neighborhood is in compliance with CCR's, going over responsibilities for committee's, etc. following up with neighbors questions and concerns.

Keep HOA dues as low as possible...

.This is a common goal and do not see a change for the foreseeable future.

Community vote on goals for 2008-2009....

Any major changes must be presented and voted on by the members. Day to day operations are the responsibility of the Board. Ideas and goals for the community to strive for, can be presented by ANY member at the community meetings for discussion. If a majority of members in attendance approve, then it would be the Boards responsibility to budget, package and present it to the community for a vote per our covenants.

Compliance to CCR's – basketball nets, sheds, landscaping, parking....

This is a major responsibility of the Board and with the assistance of Herman Management, we strive to adhere to the CCR's, as these are a guideline to helping keep the community looking it's best and maintaining property values.

Neighborhood Yard Sale....

Anyone can have a yard sale at any time, as long as the City of Concord rules are followed.

Allow residents to receive the Board updates via email to reduce postage fees....

Board updates and meeting minutes are posted on our website and all required communication is sent via postal.

Meetings NOT on Wednesday or Sunday..3 ministers in the community....

We will be glad to schedule our semi-annual meetings on other days

Microphones to be used at community meeting for the speakers & residents....

Finding a convenient location for large meetings is never easy. We will look for other alternatives in the future.

Entry Way Lights....

Landscaping Committee. This is something that we are working on now.

Christmas luminaries bag and candles at curb....

Landscaping and/or Social Committee. Both of these committees sure could use some help. Please volunteer.

Ice Cream Social at pool once a month during summer....

Social Committee

Remove debris from sewer drains...

This can be removed easily while working in your yard. In general, this problem will improve as the neighborhood is completed and there is less debris in the streets.

Entrances – manicured and made to match both entryways....

The design of the entrances was chosen by the Builders . Any major changes would require a community wide vote and placed in the budget in the prior year. The Landscaping Committee is responsible to see that they are maintained properly.

Plant trees by the sidewalks....

Landscaping Committee...We would suggest that the better idea would be to plant trees in the homeowners yards. As planting trees in such a narrow space, will cause sidewalk damage from roots in the not to distance future.

Better Mulch around pool area....

Landscaping committee. This area is to be re-done during October.

Itemized list of expenses covered by homeowners dues....

HOA Boards are required to do a budget annually. The Budget for year 2009 will be completed and mailed by years end.

HOA directory published & distributed...

At our annual meeting, a neighbor offered to do this and it should be coming out soon.

Have a Yard of the Month award to promote maintained lawns....

Landscape Committee. This idea will be implemented beginning in January 2009

No Street Parking....

The Board is obligated to abide by the CCR's

Increase Routine Patrols....

We have asked Herman Management to increase routine patrols to encourage all residents to abide by the CCR's

Board Terms: not all need to be 1 year, some need to be 2 years....

We agree. One (1) year terms are very limiting sometimes for projects to be suggested, approved and implemented and generally would require the same people to see that the follow thru is handled properly. However, this issue requires a vote from the entire membership. The Board will put on the agenda for our next community meeting, a vote to increase the Board Terms of at least three out of the five members, from 1 year to 2 years. This suggestion will benefit all future Board members to better allow them to complete projects approved by the community and provide a smoother transition for new Board members.

We could use more volunteers for the Landscaping and Social committees. Please consider volunteering your time to help our community.