

YATES MEADOW HOMEOWNERS ASSOCIATION

SUGGESTIONS THAT THE HOA IS VERY LIMITED IN OUR ABILITY TO CHANGE OR HAVE NO ABILITY TO CHANGE.....

Speed Humps, Speed Limit signs 25 mph, No Parking Signs on Josephine, Encourage school to build a parking lot for baseball & Soccer Field; Change Pitts School bus stop to the pool area....

At our annual meeting, the City of Concord Rep explained to us the process we need to go thru to possibly get these changes implemented. We encourage all residents with this type of concern to please call the City of Concord's traffic department and express their concerns. Neighbors with children can also call the School Board and request a change in the bus stop. If several neighbors band together and place several calls, the bus stop change will probably happen. However, keep in mind that, if you move it closer to someone, then you could possibly be moving it further from someone.

The Yates Meadow HomeOwners Association is applying for the City's Recognized Neighborhood Program, which offers many advantageous programs for neighborhoods and will provide a direct contact point between the City and residents that could help in addressing these types of situations. As soon as this application is approved, we will post this information on the website.

Soccer Fields, Yes or No; Rent out proposed soccer fields to offset HOA dues; Playground for children near the pool; Picnic area/pavilion near pool; shelter, grills & clubhouse; Walking trails around open space & pool area; Toddler pool; basketball courts by pool area; Tennis courts by pool area; Possibly sell land near pool to YMCA or Recreation department; Urgency to complete open space.....

This list of suggestions is extremely difficult to navigate, as YMHOA DOES NOT OWN THE LAND BEHIND THE LANDSCAPING AT THE POOL.....This land is privately owned by the Developer, Ron Overcash. It has been rumored that he wants to build a soccer field there, however, we have briefly spoken with him and as stated in our member response on the website, he has expressed to the Board that "he is willing to work with anyone that is willing to work with him". Of course, none of the above suggestions can be worked on until and unless Mr. Overcash is willing to sit down with the Board and discuss the many possibilities that can occur on this piece of land that would both enhance the neighborhood and help us create a more positive livable space for the community, as indicated by the suggestions listed. And of course, we absolutely cannot sell land that we do not own.

The Board is trying very diligently to set up a meeting with Mr. Overcash, however this has not been easy. Our Architectural Chair has repeatedly called concerning the warranty on the Pool and has yet to be able to meet with Mr. Overcash.

The Board will continue to work on this issue, as we realize that it will benefit all concerned.

Regular street washing; Status of empty lot on Treva Anne; Need additional lampposts for brighter illumination; Complete paving on the streets that there is no construction....

These issues are the responsibilities of the Developer and Builder. Generally, the second and final paving of streets is not done until the build out is complete. This is because construction vehicles still use these roads and the developer is only contractually obligated to pave twice, one working finish and one final finish. Street washing is also handled by the Builder and Developer as are the lampposts.

Now would be a good time to remind the community of the unfortunate situation of our Developer and Builder not getting along, as noted at our annual meeting. The Board will work to make calls to both the Builder and Developer, along with an assist from Herman Management, to ask Both to keep up the appearance of the neighborhood while finishing the build out and to at least put a final finish on the pavement at areas that would allow. This could be limited because the City of Concord will do a warranty walk thru on the roads before assuming responsibility and with trucks still using Josephine and parts of Yvonne, this could be the reason the Developer has held off on the final finish.

Cars parked on Josephine too close to sign, can't turn safely....

We do not know which end of Josephine this is referred to. Most parked cars are temporary.

EVERYONE NEEDS TO GET ALONG.....

This suggestion requires everyone's participation and the Board has no control on this matter. However, we are glad it was made and indeed encourage all neighbors to be friendly and neighborly. We have a beautiful and diverse neighborhood that can only improve with time, good HOA practices and patience.

