



Flints Grove HOA

Q: During the meeting a mention was made of the Flint's Grove pond having pump issues, please could you elaborate?

A: Initially, the pond was found to be draining too slowly and the County were called in to review. It was found that a pipe that allows water through the riser was clogging, thus preventing water from draining at the intended rate. It has been working as intended for a considerable amount of time.

Currently, the Board is still in discussion with the County on a few remaining items related to their work. These include the reparation of the asphalt path, drainage from DeHaven Court and the flooding of the Basketball Court. At present, the Board are exploring raising the height of the Basketball Court area and repurposing the space to become a seating area. Updates on these items can be found in [Board Meeting Minutes](#).

Q: Will raising the level of the Basketball Court solve the problem?

A: Considering this area, at present levels, is part of the floodplain, any raise in height will reduce the number of times the area floods. In addition, the current drainage swale from DeHaven Court was blocked during construction, resulting in water and debris getting directed over the Basketball Court area on its way to the pond. The County will unblock the swale to ensure that water passes underneath the trail and into the pond along its intended route. The proposals that the Board have received to date for this area suggest that raising the area by 24-inches should be the approach and that costs are somewhat in line with budgeted reserve funds for this area. Updates on these items can be found in [Board Meeting Minutes](#).

Q: Will newsletters be sent via email in the future?

A: Yes. The Board has worked hard to garner as many email addresses for our community and has set up an email distribution in MailChimp for future communications. Due to the ease and speed of electronic communications, this channel will be used in the future to communicate with homeowners. The exception to this will be when the Board is required to send written notice of the Annual Meeting, financial information, invoicing and any other official communication from the Board or Management Company to a homeowner.

There are a handful of homes who we do not have an email address for and these homes will receive any electronic newsletter via USPS. Shorter news pieces and updates will not be sent via mail but both these and the Newsletter will be available to access via the HOA website:

www.flintsgrovehoa.org

Q: What does the Management Company cost?

A: The Management Company costs \$1000/month for community and financial management services.

Q: Why was there not a homeowner vote held on the decision to hire a Management Company?

A: According to governing documents, the Board has the discretion to hire a management company. The Board of 2018 started the research of hiring a Management Company and made homeowners aware of this during the 2019 Annual Meeting. The 2019 Board continued this work with information made available in [Board Meeting Minutes](#). The Board has prepared materials for the community to help inform the steps taken and the reasons why a Management Company was hired. These documents are posted on the HOA website and can be found [here](#).

Q: We value the work that the Board is doing - can we have more input?

A: We would love to increase community engagement with the HOA. The new website and email distribution list have enabled the Board to better communicate out to homeowners. This includes better publicizing our Monthly Board Meetings that are open to all and are currently held virtually due to the pandemic. Notice of Board Meetings are posted on the HOA Website as well as Nextdoor.

Q: Carmen mentioned that two roofs did not get AECC approval, what is going to happen to those two homes?

A: One of the roofs was issued a violation due to not responding to the AECC reaching out for a request. We are still waiting for the second home to respond, so they will be getting a violation letter soon. The violation conveys until the home changes hands.