

# The Townes at BlueStone

**The Townes at Bluestone Board Meeting Minutes**  
**January 20, 2026 | 6:00pm**  
**Location: Rocktown Realty Office & Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Kristy McComb, Samy El Tawab, Adam Hancock, & Jeff Holsinger

Board Absentees: Kelly Meetze

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:03pm (Kristy)
  - a. We have 3 of 5 Board members present; quorum has been established.
  - b. Samy joins the meeting at 6:10pm to give us 4 members.
  
- 2. Review and approve of previous meeting minutes from October 28, 2025:** Kristy motions to approve the minutes as written, Adam seconds, the motion carries.
  
- 3. Financial Review (YTD, December 31<sup>st</sup>):** Through the end of December, we have \$134,011.53 in total operating income and \$119,271.30 in total operating expense.
  
- 4. Community Update:**
  - a. Delinquency – There is not a delinquency issue within the community; most units that are past due have made payments toward their balance.
  - b. Sales – Through the end of 2025, townhomes sold for between \$325,000 - \$375,000, depending on their size, configuration, square footage, etc.
    - i. There is currently one pending sale – 348 Blue Stone Hills Drive – listed at \$372,000.
    - ii. There is one townhome on the market – 351 Blue Stone Hills Drive - listed at \$349,000.
  
- 5. Old Business:**
  - a. Rules & Regulations – The Board discusses updating the rules and regulations for the association.
    - i. A rule will be added regarding AC window units; they will not be permitted in the community; they can be installed temporarily for HVAC repairs as long as the Board is made aware.
    - ii. A rule will be added regarding exterior modifications requiring architectural review and there being a monthly fine if changes are made without prior approval.

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- iii. A modification will be made to #8 to include language on portable swimming pools.
  - 1. Rocktown will update the document, send it to all owners, and post it to the website.

### 6. New Business:

- a. 2026 Budget – Samy motions to ratify the email vote approving the 2026 association budget, Jeff seconds, and the motion carries.
- b. Board Positions – Kristy will remain as president of the association and Adam will serve as secretary-treasurer.

### 7. Member Input:

- a. Samy mentions a fence on Blue Stone Hills Drive that extends onto common area.
  - i. Rocktown will investigate further and ask to have the fence moved back to the property line.
- b. There are large tree limbs and branches in common areas that need to be removed.
- c. Bernard will install snow markers for speed bumps before the weekend storm and will meet Kristy on Thursday to also add signage for fire hydrants to mark their location.
- d. The board reviews a proposal for speed humps and agree that if any of the speed bumps get damaged, they can be updated to that design.
- e. Jeff reports that the city has confirmed two properties within the community advertising 30-night rentals are outside their ordinance scope, and the city will send notifications to owners about following the HOA covenants.

**8. Adjournment:** 6:46pm (Kristy)

**9. Next meeting:** April 21, 2026 at 6:00pm