Congers Creek POA, Inc.
2025 Annual Meeting of the Owners Agenda
October 15, 2026 | 6:00pm
Location: Zoom Videoconference

Board Attendees: Jerry Scripture, Amar Gogia, Scott Rogers
Board Absentees: Kate Kelty
Owner Attendees: 21 owners in attendance via Zoom or in-person & 16 proxy forms
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

1. **Call Meeting to Order & Establish Quorum:** Jerry Scripture calls the meeting to order at 6:05pm. The association is still under Developer control, so with Jerry present, quorum has been established.

2. **Proof of Annual Notice:** Annual Meeting Notice and Proxy forms were sent both via SignWell and AppFolio.

3. **Review and approve of previous minutes (November 12, 2025):** Scott Rogers motions to approve minutes as written, Jerry seconds, called to vote; all in favor, none opposed, motion passes.

4. **Financial Review (YTD, September 30th):** Total operating income is $133,550.01, while total operating expenses are $108,031.60.
    a. The reserve study indicates that the association is $30,000 ahead of where it should be for future capital expenses, meaning no dues increase is necessary for the upcoming year.
    b. There is a probability of dues increasing at the beginning 2028, by approximately $15 - $20 a month. This is to ensure the reserve account is built up enough by the end of 2028, which is when large capital improvement projects are projected to begin (according to the reserve study).

5. **Manager's Report/Community Update:**
    a. Delinquency: 2 homeowners currently have account balances above the $1,000 threshold; both owners have been contacted and advised to remit payment as soon as possible to avoid legal action being taken. 4 homeowners currently have account balances above $500; all owners have been contacted about their balances; one has already remitted payment.
    b. Landscaping/Snow Vendor:

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i. An owner asks if the weed control and/or fertilizer used within the community is pet-friendly; we will ask the landscaper and report back.

c. Dog Stations:

i. Dog waste stations are emptied, refilled, and generally maintained by the landscaper.

d. Phase 4:

i. Scott provides updates on Phase 4 unit construction:

1. Work has begun on the three orange buildings, and the next section of Phase 4 to be built will be the red units with yellow stars (colors in reference to the Phase 4 map).

ii. Approximately 20-22 additional Visitor parking spaces, a third retention pond, and a circular area designed to accommodate school bus turns is also part of Phase 4's construction plan.

1. Once the traffic circle at the end of Phase 4 is completed, school buses will be able to safely enter and exit the community.

iii. An owner raised concerns about fencing around retention ponds to prevent children from playing in them; Scott noted that the topography would make complete fencing challenging and suggested they would need to assess final grades before making decisions.

iv. Another owner mentions being concerned about mosquito issues due to the standing water in the retention pond(s). The developers clarify that the new retention pond would be similar to the one at the bottom of Palomino, which is dry most of the time. The vegetation there meets government environmental standards and would not create significant mosquito issues.

v. An owner on Derby raises concerns with the effectiveness of silt screens and overgrown weeds near the screening in the backyards in front of Phase 4; Scott will have Jill check on the reinforcement needs.

vi. Jerry encourages all owners to share their suggestions for other amenities they would like to see installed within the community. Right now, nothing specific is planned for the common area(s) on Clydesdale, but Jerry mentions the possibility of slides and/or swings being installed.

e. Parking:

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i. Parking continues to be an issue for residents; often not enough Visitor spaces available for guests. Jerry mentions that Phase 4 will include approximately 20 new visitor spaces.

f. Towing:
   i. Towing is being performed as needed; we can also tag cars with towing warnings if specific issues are brought to the attention of Rocktown.

g. Speeding:
   i. Some owners report drivers in the community still drive too fast and drivers should pay more attention to the road; others report children often play ball or ride bikes in the street, which could prove dangerous.
   ii. Minding one's speed and watching for children will be mentioned in the community notice/reminder Rocktown will send out on behalf of the HOA.

h. Speed Bumps:
   i. Some owners report children within the community use the speed bumps as bike/skateboard ramps and play in the street.
   ii. A friendly reminder about staying off the speed bumps will be included in the community notice/reminder, as well.

i. Trash:
   i. Owners in attendance are reminded not to use the blue dumpsters across Congers Creek Road, as they belong to the Congers Creek Apartments; there is also no bulk trash pick-up, residents must take all bulk trash to the landfill. Both reminders will be added to the community notice/reminder.
   ii. An owner mentioned being concerned with trash visibility in the community, citing that while some homes have enclosures to hide trash cans, others lack the space due to garage placement.

j. Retention Ponds/Aerator Pump:
   i. Retention pond overgrowth has been cut & maintained by the landscaper.
   ii. The pond's aerator pump helps control algae and mosquitos.

k. Common Areas (Dog Park, Gazebo, Playground, Basketball Court, etc.):
   i. Owner brings to the Board and community's attention that the light at the pavilion near the basketball court often does not get turned off and is

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bright and troublesome during the night; Rocktown will get with VMS about installing a timer for the overhead light so it won't stay on all night long.

ii. Owner says they think the basketball court would be better suited for further inside the community, as it is not aesthetically pleasing to see when you first pull in; another owner mentions this would also improve safety of players, as the ball often rolls into the road, which is dangerous; a third owner agrees and asks if there is an alternative to the chain link fencing.

iii. Another owner says they would much prefer for a gathering place for social events be where the basketball court is now.

iv. An owner reports that during rainstorms, the East side of the playground tends to accumulate a large pool of water; we will ask the landscaper to investigate the grading and drainage issues in an effort to reduce puddling.

v. Rocktown mentions to all owners in attendance that there are many great amenities at Congers Creek-- more than most other communities in the area have.

vi. Bernard mentions that the playground was installed at the developer's expense but will be maintained in the future by the HOA.

l. Damaged Mailbox Cluster on Palomino:

i. Resident reached out and said he hit a cluster mailbox & sent photo of damage; it was determined the mailbox needed to be replaced. Individual responsible for damage has agreed to pay for replacement and installation cost. Mailbox is currently functional. Rocktown will coordinate between installer and Postmaster to ensure no disruption of service.

m. Electric Box/Transformer on Palomino:

i. Harrisonburg Electric Commission was contacted immediately, and technicians were dispatched to move back in place.

6. **Old Business:** None.

7. **New Business:** None.

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8. **Board of Directors Elections:** None, community still under Developer control.

9. **Member Input:**
    a. An owner expressed interest in forming a social committee for community events; Scott notes that an owner advisory committee already exists & Bernard offers to help facilitate/coordinate; and a homeowner mentions that a Facebook group called Congers Creek already facilitates community event planning. The Facebook page link will be included on the community notice, as well.
    b. Also to be included on the community notice that will be sent via AppFolio to all owners is the warranty email address (warranty@congerscreek.com) for submitting repair tickets.
    c. Another owner asked if a second entrance was going to be created at the other end of the community. Jerry & Scott respond that if there is further development of the community after Phase 4, a secondary entrance road would indeed be necessary (from Boyers Road).
    d. Scott mentions that Congers Creek Road is not currently under developer control but instead belongs to The Apartments at Congers Creek. Eventually, this road will be turned over to the County/VDOT to maintain.

10. **Adjournment:** Bernard H. makes motion to adjourn, Scott Rogers seconds, motion passes. Meeting adjourned at 7:21pm.

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