The Springs at Osceola
Board of Directors Meeting Minutes
Tuesday, August 11th, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Scott Arbogast, Mike Beahm, Terri Bradley, Charlie King, Brent Lenz, Mike Loso & Heather Perry (via Zoom)

Board Absentees: None

Management Attendees: Bernard Hamann & Sara Pittella – Rocktown Realty

Owner Attendees: Angela & James Shipp (Lot 15)

1. **Call meeting to order & establish quorum:** 6:01 pm, Charlie King calls to order. 7 out of 7 Board members present, quorum has been established.

2. **Review & approve of February 10, 2026 Minutes:** Mike Loso motions, Scott Arbogast seconds, motion carries.

3. **Manager's Report:**

    a. Delinquency- 3 owners.

    b. Mowing- Sprouse Lawn Care is continuing to bushhog 3 lots in the community, mowing charges have been added to owner ledgers.

    c. Trash- Visibility of trashcans is continuing to be an issue, despite being previously addressed with owner. Bernard will reach out to owner, $50 fines will begin to be assessed if problem persists.

    d. Scooters- Charlie King shares information regarding the legality of minors riding scooters; cites VA state law regarding the minimum age of 14 to ride, and the minor is also required to be accompanied by someone over the age of 18.
        i. Charlie King requests for Rocktown to send out community notice mentioning the Virginia State law regarding electric scooter riding.

4. **Financial Review (YTD, July 31st):** We have $35,412.74 in total operating income and $20,839.07 in total operating expense. A Wells Fargo 12-month CD matures on September 30th and has a current balance of $44,000. As the maturity date approaches, we will see if any projects or big expenses are upcoming and will reassess reinvestment options.

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5. **Architectural Review:**
    - **a.** Construction timelines:
        - i. Lot 83- Bernard to contact county to find out permit issue date; will contact owner regarding 12-month construction timeline notice once date is known.
        - ii. Lot 36- Bernard to contact county to find out permit issue date; will contact owner regarding 12-month construction timeline notice once date is known.
        - **iii.** Lot 42- Official start date 8/21/25, 12-month deadline is approaching; we will reach out and remind them of the deadline and fine system, and fines will begin being assessed on 8/22.

6. **Old Business:**

    - **a.** Lot 56 Landscaping and poultry- Poultry issue seems to be resolved, coop still on property. Communication with homeowner goes back to 2024 regarding grass seed, sod, etc. Homeowner has not been receptive to Board's request for lawn to be improved.

        - i. TSAO Design Standards state owner responsibilities include "seeding and watering of lawns to create a well-manicured and full lawn and to address dead areas". The Board agrees that the lawn of lot 56 does not meet the standards.

        - ii. After discussion, Michael Loso motions to implement/assess fines beginning October 1st, 2026. Scott Arbogast seconds, CK calls to vote; all in favor, motion carries.

        - iii. A community notice will be sent out by Rocktown informing owners about the new rules and fines, which will provide them with prior/advanced notice.

    - **b.** Lot 76 Paint on curb- Sara reached out to VDOT and put in a work order request #2391251.

c. Woodpile language- Board discussed current language and how, currently, meaning can be interpreted in different ways; lot location is also dependent on visibility, even at "rear of home".

i. Board decides to revise woodpile language (4.2.2 Wood Piles) from: "Firewood may be stored on lots in the rear yard only, and no closer than 10' from any side property line" to "Every intent must be made to obscure to visibility of the wood pile from the front of the home and/or road. Wood piles may be no closer than 10' from any side property line."

d. Lot 23 grass and weeds- Grass at lot is overgrown and extreme weed growth along driveway and at mailbox; Sara contacted owner on August 6th regarding lawn maintenance.

e. Mowing of retention ponds- Josh from Site Work mowed retention pond on June 19th.

f. Snow removal- We will reach out to vendors to obtain snow removal bids for sidewalks; present findings at Annual Meeting in October.

7. New Business:

a. Trailer and Inflatable Business at Lot 15- Homeowners were in attendance and spoke, asking for specific rules they are in violation of to be cited (Design Standards, 4.2.1 Vehicles & Covenants, Article 2.1 Use and Occupancy Restrictions). After some discussion, owner stated he will begin looking for an alternative location to conduct his inflatable and party rental business out of.

b. Mowing suggestion for next year- Revise language in Design Standards from "Lawns must be mowed by at least the 1st and the 15th of every month from April through November" to "Lawns must be mowed during the week of the 1st and the week of the 15th".

c. Lot 66 and 73 landscaping requirements on new construction- (2.4.1 Landscaping, General Requirements) "It is the expectation of the TSAORC that all lots be landscaped within 6 months of the completion of the home."

i. Lot 66 is now in compliance after Rocktown previously reached out mid-July.

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ii. Lot 73 was contacted mid-July and notified of the impending fine if the lot was not brought into compliance and a response was not received; we will reach out again.

d. Sign lights at Wexford Road- It was reported that the previously installed solar lights at the entrance at Wexford Road have been stolen; the Board would like an estimate on having both entrance sign solar lights replace, possibly by ones that can be bolted or permanently attached to the signs. Sara will contact VMS for a quote.

e. Update to guidelines-

i. Lot mowing- Must be mowed during the week of the 1st and the week of the 15th, from April through November.

f. Homeowner/builder rules and regulations-

g. New fines- Official Implementation Date: October 1st, 2026

i. Lot maintenance (4.1.1. “well-manicured & full lawns”)- $50 fine for violation, $10 per day for up to 90 days after.

ii. Temporary materials storage (4.2.3)- $50 fine for violation, $10 per day, up to 90 days after. A 30-day warning will be given before fines assessed.

1. Charlie King motions, Brent Lenz seconds, CK calls to vote; all in favor, motion carries.

iii. Vehicle violations (4.2.1. “Vehicle/trailer/RV must not be outside the garage for more than 2 days in a month”)- Vehicle violations lasting more than the permitted 2 days/month will result in a $50 fine.

1. Charlie King motions, Mike Loso seconds, CK calls to vote; all in favor, motion carries.

h. Tall grass & weeds:

i. Fence Line on Pleasant Valley Rd- Tabled for now; aesthetic issue.

ii. Corner of Osceola Springs & Pleasant Valley (bus stop)- Sara will reach out to Josh from Site Work and get a quote/send him

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out to cut down overgrowth at corner.

i. Expiring Terms-

i. Bernard noted terms expiring at the Annual Meeting on October 27th: Mike Loso & Heather Perry. Board can still meet minimum requirement without either opting for renewal/re-election.

j. Speed Limit signs & speed bumps-

i. Speed bumps cannot be installed by the HOA as the roads within the community are all public.

ii. Digital, flashing speed limit signs cannot be installed by VDOT without meeting a minimum traffic flow requirement, per VDOT.

iii. The HOA cannot install its own speed limit signs, either, because the roads within the community are public.

8. **Member Input:** None.

9. **Adjournment:** 7:54pm Charlie King adjourns.

10. **Next meeting:** Tuesday, October 27th, 2026 at 6:00pm – Annual Meeting at Hotel Madison
    a. Rocktown will print copies of the community notice that will be going out to owners after standards and fine structure is revised, as well as a clearly explained and defined fine structure. New copies of the updated Design Standards will also be printed.