



Northside Village HOA
Annual Meeting of Owners Meeting Agenda
September 22nd, 2026 | 6:00 pm
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Quinton Callahan & Bryan Nesselrodt
Board Absentees: Scott Stoehr
Owner Attendees: Robert M. & Anita A.
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

1. **Call meeting to order & establish quorum:** Quinton calls the meeting to order at 6:00pm. Developer is in attendance, quorum is met.
2. **Proof of Notice:** Notice and Proxy forms were emailed via AppFolio to all owners.
3. **Community Update:**
 - a. Landscaping & Snow Removal by Curb Appeal: Mowing of lawns, weed eat around mulch beds, blow hard surfaces and mulch beds of grass clippings. Weed removal from parking islands. Snow removal of the main drag and side entrances; salt application when necessary.
 - b. Trash Disposal by BTS: Front load trash service for 8yrd container once per week.
4. **2026 Year-to-Date Financial Review (through 8/31/2026):** Total operating income is at \$19,455.28. Total operating expenses are \$13,452.35. Net operating income is \$6,002.93. The "overage" in budget for trash and landscaping is due to the fact that these expenditures were not built into the 2026 budget originally, as the community was still under development.
5. **New Business:**
 - a. Reserve Study: A reserve study will be completed within the next year or so. A reserve study is a long-term financial planning tool that breaks down the expected lifespan and estimated replacement cost of various common



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community elements (i.e.- mailbox clusters, asphalt parking lot, etc.). Once a reserve study is completed, the HOA will be able to determine how much money will need to be set aside at the end of each fiscal year in order to build up the Reserve Fund, which is what will eventually pay for the future required repairs/replacement.

b. Developer Update:

- i. All townhomes are “under roof” as well as under contract; all closings expected by end of December 2026 or January 2027.
- ii. As the townhomes are fully completed, stormwater management will follow.
- iii. The mailbox clusters will be relocated to the end of Wilson Avenue on the right. An email will be sent to the community to notify them of the change.
- iv. A “Green Space” will be established at the end of Wilson in the future; features will include benches, a dog waste station, 4 bike racks, an entrance sign, mailbox clusters, and a green space for outdoor play and recreation.
- v. Paving is on-going on Woodrow Circle.
- vi. Once townhome development is complete, Harrisonburg City will take over the care and upkeep of Wilson Avenue (i.e.- snow removal, “no parking” enforcement, etc.). Before the road is officially handed over, the developers will topcoat it; this is expected to occur sometime this fall.
- vii. Apartments:
 1. Along Mt. Clinton Pike, 3 apartment buildings are going to be erected; the apartment buildings will either be comprised of 10 or 12 units, will feature ADA-compliant units, and be comprised of multiple bedroom/bathroom arrangements.



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2. Each apartment building should take approximately 9 months to complete and will be built one at a time.
6. **Board of Directors Election:** There is no Election because the community is still under developer control. Board Elections will be required once the community is fully developed.
7. **Member Input:**
 - a. Bike Racks: Owner expressed interest in the bike racks that are slated to be installed in the green space.
 - b. 1320 Owen: Inquiry by owner of another lot regarding vacant lot behind 1320 Owen and the plan for development of it. That lot does not belong to the developer and currently it is zoned for industrial use; the developer of that property would need to install a line of trees or something similar to help create a "wall" for noise "cancellation".
8. **Adjournment:** Quinton adjourns the meeting at 6:30pm.