The Springs at Osceola
Annual Meeting of the Owners | Meeting Minutes
October 27, 2026| 6:00pm
Location: Hotel Madison, Allegheny Ballroom
710 S. Main Street, Harrisonburg, VA 22801

Board Attendees: Charlie King, Scott Arbogast, Terri Bradley, Brent Lenz, and Heather Perry
Board Absentees: Mike Loso & Mike Beahm
Owner Attendees: 29 owners present in-person or by proxy
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

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1. **Call meeting to order & Establish Quorum:** 6:01pm (Charlie).
    a. To establish quorum, we need 20% of homeowners represented, which is 17. We have 10 properties represented in-person and 19 represented by proxy, to give us a total of 29. Quorum has been established.

2. **Approval of October 21, 2025 Annual Meeting Minutes:** Ryan Sodikoff motions to approve the minutes, David Perry seconds, called to vote; all in favor, none opposed, motion carries.

3. **Reports:**
    a. President:
        - Charlie starts by thanking Rocktown for putting together an updated homeowner directory; he then thanks Scott Arbogast for mowing overgrown area along Osceola Springs Road.
        - Reminds owners in attendance that the new mowing requirement is in effect as of April 1st, 2027:
            - Vacant lots must be mowed during the week of the 1st and the week of the 15th, from April – November (mowing season). There will be no warnings or reminders given; if lots are not in compliance by end of each week, the HOA will send the landscapers to cut at owner's expense.
    b. Treasurer:
        - Terri defers to Bernard for the financial review/report.
    c. POA Manager:
        - CD/Investments- As of September 30th, the funds in the CD matured and all funds were removed from the CD account and deposited into the community's spending account in order to remit payments to vendors.

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- Mowing- Sara will send out new mowing requirement reminder before April and will also reach out to owners about opting in to have the HOA's vendor mow their vacant lots (early March).

4. Financial Review (YTD, September 30th): Total operating income is $37,531.92 and total operating expenses are $35,509.51. We are projected to end this year with a budget deficit of over $4,000. Currently, the association can operate this way for approximately 10 years without needing to increase dues, but each year will end in a budget shortfall, which isn't advisable. The association is barely covering expenses with current dues, and any special projects would also further deplete the account.

5. Old Business: None.

6. New Business:

a. Snow Removal:
- After discussion, the Board decides to leave sidewalk clearing as an owner responsibility and in the event of major snowfall, give homeowners some leniency when it comes to removal requirement timelines.
- Heather requests for Rocktown to put together a list of recommended snow removal vendors and their contact information for homeowners to utilize this winter, if desired.

b. VDOT Road Adoption:
- All roads within the community have been fully adopted by VDOT; all snow removal, maintenance, and repaving or repair work will be done by them.
- Charlie reports Don Komara says pothole at Spader's Church Road entrance will be filled and fixed in the coming weeks; Gary Crummett added gravel as a temporary fix.

c. Entrance Sign Illumination:
- Solar light installation is not plausible, as the trees across the road block the sunlight that is required to charge the panels.
- Pulling power from the nearest home is also not feasible—it will require trenching and SVEC quoted $5,000-$10,000 for hard-wiring the entrance

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sign lights; if pulled power from closest home, would also need to amend/revise deed, etc.
- David Perry suggests looking into reflective paint/coating. Sara will work with SignPro to obtain quotes for solutions.

d. Reminder of new fine structure:
- Announced that new fine structure was officially implemented on October 1st and reminded homeowners in attendance.

e. Pleasant Valley Road property line improvement-
- Scott Arbogast mentions the current state of the fence/property line along Pleasant Valley Road is in a state of disrepair and its current condition is bringing down the aesthetic and value of the community.
- The Board discusses clear-cutting the overgrowth down and possibly looking into replacing the fence with the same style found around the rest of the community (3 or 4 board fence). One vendor quoted $5,000 to clear-cut and remove the fence.
- Gary Crummett approximates the cost of a 1,200 foot long 3-board fence is $13,500 and will need to be repainted or re-stained every 3-4 years, which should cost around $1,300.
- A homeowner mentions that if the HOA takes this project on, it would then be our responsibility to continue to maintain area.
- There are 2 homeowners with properties along the fence line; 1 has given permission for the work to be done, 1 is TBD.
- A dues increase would be necessary in order to help fund this project, as the HOA is currently going to end the year in a budget deficit.
    - Further discussion about a potential dues increase will occur at the next Board meeting on November 10th.
    - A homeowner suggests a one-time, larger increase to cover the project cost, and then a slower increase over each year in order to help ensure the association has enough funding for required expenses and other future projects.

7. Open Forum:

a. New Home Builds-
- A homeowner asks if the ARC/New Home Build Application indicates the 12-month building timeline; yes, it does. Homeowner then asks if owners

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are told they need to use a certified, Class A contractor; yes, in the by-laws.

- Another homeowner inquires if the HOA is permitted to inquire how the new home build is going to be financed; Terri says she doesn't think so.
- Charlie notes that some of the self-built homes in the community often run into delays in completion.
- Homeowner recommends seeking legal counsel regarding way for association to ensure a Class A contractor is used and that the homeowner has sufficient funding to complete project in timely manner.

b. Charlie announces that Halloween activities will be held in the first section from 5-6pm, as usual.

8. **Board Member Elections:** *The Bylaws state that there must be a minimum of 3 Board members and a maximum of 7. Currently, we have two members that are up for re-election, Heather Perry and Mike Loso.*
   a. Heather and Mike Loso are willing to serve another term (3 years); no other owners in attendance made other nominations.
   b. Charlie motions to re-elect Heather and Mike L.; Ryan Sodikoff seconds, called to motion; all in favor, none opposed, motion passes.
   c. Board positions will be discussed at the upcoming Board meeting on November 10th.

9. **Adjournment:** 6:55pm- Charlie motions to adjourn the meeting, Scott seconds, called to vote; all in favor, none opposed, motion passes; meeting officially adjourned.

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