Park Place POA
Annual Mee.ng Minutes
February 26, 2026 | 6:00 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: David Milstead, Judy Milstead, Sonya Weatherford
Board Absentees: Judy Milstead & Sonya Weatherford
Owner Attendees: Petra Rossi, Megan Morris, Evan & Alexis Driver, & Michelle Vaughan
POA Management: Bernard Hamann

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1. Call Meeting to Order & Establish Quorum: 6:00pm – Quorum established by Developer still owning > 10 units (Article 3 of Covenants)

2. Proof of Notice by POA Manager:

3. Approval of Minutes from Previous Meeting (2/20/25): Motion to approve as written: David, 2nd by Petra. Motion passed.

4. 2025 Financial Review: HOA has $29,876.14 in liquid funds. For the prior year the HOA had total Operating Income of $38,032.69, Operating Expenses of $14,164.40 and Non-Operating Expenses of $0, leaving a Net income of $14,782.45.

5. Community Update

    a. Website: Added Minutes, Budget, Meeting Dates, etc…
    b. Landscaping/Snow Removal: Season-after-Season handles both
    c. Parking Lot Maintenance: Lot has been sealed and re-striped
    d. Trash/Dumpsters: Waste Management hired by Town of Grottoes to provide dumpster service to the community. Landscaper handles bulk trash items left by the dumpster.
    e. Delinquency: 4 owners are delinquent, but only 2 carrying a balance, exceeding 2 quarters of dues.
    f. Sales: 3 units sold in 2025 & 2026 YTD, ranging from $222K to $231K

6. Old Business - None

7. New Business - None

8. Open Forum for Owner: Megan and other owners expressed concerns about the value received for their $50 monthly dues, particularly regarding landscaping services and snow removal. The group discussed potential ways to improve services or reduce costs, including expanding landscaping services to include front yards and addressing snow removal challenges. Bernard explained the legal requirements for reserve funding and noted that current dues are among the lowest in their managed communities. The conversation ended with a discussion about improving communication to help owners see the value of their HOA, with some owners expressing interest in creating a newsletter committee.

9. Adjournment: 6:55pm

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