

**2020 Manderleigh Association Annual Meeting
Report to the Residents - October 17, 2020**

In late September, the Trustees announced that the 2020 Manderleigh Annual meeting will be conducted via email and regular mail. The Trustees requested nominations for a Trustee to serve a 3-year term 2021-2023 plus provide any issues and concerns that need to be discussed and addressed by the Manderleigh HOA. In turn, the Trustees will provide via another mailing the financial report, a ballot for election of a Trustee, and respond to the reported issues and concerns.

Election of Trustee to serve a 3-year term 2021-2023 – The term of Hassan Jadali ends this year. No candidates were nominated for this position. Hassan has agreed to serve another term if elected. Although Hassan is running unopposed, the members of the HOA need to vote via a proxy ballot for his re-election.

Therefore, please reply to this mailing and provide a Yes or No vote to the following Trustee Ballot issue:

Shall Hassan Jadali be re-elected to a 3-year term as Trustee, effective January 1, 2021? Yes or No.

Financial Report – Attached is financial summary report for 2020. The report provides highlights, financial data 2014 - 2020, and a 2021 budget. The 2020 data includes actual income and expenses up to October 1 and a projection of the income and expenses for the remainder of the year.

The ending balances projected for 2020 and the 2021 budget indicates the reserves will be \$20,978 and \$22,991 for 2020 and 2021, respectively. These data indicate there will be sufficient funds to allow the assessment fees for 2021 to remain at \$700 per home owner.

Dog Issues – This category of issues was the most frequently mentioned by residents this year. Issues of Concern:

- Excessive barking of dogs – Dogs barking to get their owners attention, at passing walkers and/or wild animals. Dogs barking as early as 5 AM or as late as 11PM
- Dogs running loose without a leash – Most of these incidents are likely the result of the dog escaping the house or yard without the collar, low battery on the collar, or running through an invisible fence with a collar. Whatever the reason, your efforts to keep your dog from escaping your property are needed and would be appreciated. Maybe a stronger collar will help prevent escapes.
- Dogs in front yards making walkers feel unsafe - These dogs generally have an invisible fence collar. The dogs are barking and appearing overly aggressive or excessively friendly. However, the people walking by cannot determine whether it is safe to continue walking by. The situation is escalated when the person is walking with their dog. Many walkers are avoiding these houses and areas when possible which is very unfortunate because they

should feel free and safe to walk all our streets. In many or most of these cases, the pet owner may believe their dog would not harm anyone or another dog, but walkers cannot take that risk.

Therefore, pet owners please be mindful of your neighbors by being aware of your dog's behavior and ensure the safety of your neighbors. The Trustees want to work with pet owners and all residents to make this a safe and desirable neighborhood.

As a reminder, the following are some rules of etiquette for dog owners.

- Scoop your dog poop.
- Prevent excessive barking, especially early in the morning or late at night.
- Always leash your dog on walks.
- Only let your dog greet a stranger if they ask.
- Be aware of other people's feelings.

Night Walkers – Be safe. Please use a flashlight and/or wear reflective clothing when walking at night. We have no sidewalks which requires walking in the street. Drivers have great difficulty seeing you at night. Likewise, drivers need to slow down and obey the 20 MPH speed limit.

Speeding – Please slow down and obey the 20 MPH speed limit. This continues to be a significant problem. Police indicate that over 90 percent of all speeding violators in any neighborhood are the residents, not outsiders. All Manderleigh residents are encouraged to report speeding violators and license plate numbers to the Town and Country Police Department (314-737-4600). The reporting resident will remain anonymous. Slow down and be careful.

Security – There have been reports of burglary in the past year in Manderleigh and other subdivisions in Town and Country. In Manderleigh, most of the incidents involved stolen items from unlocked cars in the driveway. Simply locking the car would likely have prevented these incidents. However, there were more serious incidents where there was a stolen car (although keys were accessible) and a house break-in with stolen property. Many residents have installed doorbell video cameras or more extensive security camera systems which has helped deter some thefts or potentially help in identifying the thieves. The Trustees are investigating security camera systems that could be installed at the entrance to the subdivision that would effectively identify and capture license plates plus the make and model of the automobile.

Hassan Jadali
Norm Probst
Sharon Rothmel
Trustees, Manderleigh