

## **2021 Manderleigh HOA Annual Meeting Report October 31, 2021**

On October 11, the Trustees announced that the 2021 Manderleigh Annual meeting will be conducted via email and regular mail. The Trustees requested nominations for candidates willing to serve as Trustee to serve a 3-year term 2022-2024 since the 3-year term of Sharon Rothmel would be expiring at the end of 2021. In addition, the residents were requested to identify and respond with any issues and concerns that need to be discussed and addressed by the Manderleigh HOA. In turn, the Trustees would provide the Trustee election results, the 2020 Manderleigh Financial Report, and a report addressing the issues and concerns concerning the residents.

**Trustee Election Results** – Sharon Rothmel agreed to be a candidate for re-election to serve another term as Trustee. No additional candidates were nominated for the Trustee position from the October 11<sup>th</sup> mailing. On October 24, an election was held via mail to elect Sharon Rothmel a Trustee to serve a 3-year term 2022-2024. Sharon Rothmel was re-elected to serve an additional 3-year term as Trustee effective January 1, 2022. The voting results were 67 “Yes” votes and 0 “No” votes. Thank you Sharon for your past seven years of dedication and service to Manderleigh and your willingness to serve an additional term as Trustee

**Manderleigh HOA Financial Report** – Attached is financial summary report for 2021. The report provides a narrative summary of the 2021 income and expenses, annual financial data for 2015 through 2021, and a budget for 2022. The 2021 data includes actual income and expenses up to October 1 and a projection of the income and expenses for the end of the year.

The ending balance projection for 2021 indicates the reserve will be \$20,015. The budget proposed for 2022 budget will result in approximately the same reserve at the end of 2022. These data indicate there will be sufficient funds to allow the assessment fees for 2022 to remain at \$700 per home owner.

### **Issues & Concerns**

**Speeding** – Speeding is the top concern for many residents because of the potential risk of injury to residents, especially walkers and children in the subdivision. **Please slow down and obey the 20 MPH speed limit.** Police indicate that over 90 percent of all speeding violators in any neighborhood are the residents, not outsiders. It appears the main speeders are generally always speeding, i.e. they are always in a hurry. We need to ask ourselves: “Is shaving one minute off your schedule by speeding in the subdivision worth it when lives are at risk?” Manderleigh residents, we alone have the opportunity to make this a safer place by slowing down and obeying the speed limit. The current speed limit sign at the entrance is old and weathered and we are in the process of obtaining a new speed limit sign.

One of the solutions for reducing speeds on our streets is to install speed bumps on the street. Although this may be effective, it is probably the least desirable for most residents. Therefore,

the Trustees have no plans at this time to implement this method. We will be requesting more frequent radar monitoring by Town & Country police. In addition, we will be requesting the police patrol our streets for speeders, especially Manderleigh Woods Drive. Also, 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.

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

**Security** – The Trustees reported last year that we were 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. We started that investigation with one security camera company this year, but they did not follow through with their commitment to provide a proposal. One of our residents has volunteered to further research camera systems that would be appropriate for our subdivision and the estimated cost of installing these systems.

**Landscape Maintenance & Curb Appeal** – We have a beautiful neighborhood and we certainly want to keep it looking great. We encourage everyone to maintain their landscape by trimming shrubs and keeping shrub beds weed free. In addition, storing trash and recycle bins in the garage or at least out of site from the street would sure improve the curb appeal of our homes.

**Dog Issues** – This category of issues is frequently mentioned by residents. The Trustees often hear walkers report that we don't feel safe walking down a particular street or we won't walk down that street because of the barking dogs in the front yard. Dog owners please be mindful of your neighbors by being aware of your dog's behavior and ensure the safety of your neighbors.

Hassan Jadali  
Norm Probst  
Sharon Rothmel  
Trustees, Manderleigh