



Annual Meeting Recap

It is a pleasure to announce we had a successful Annual Meeting on March 5, 2013 at Danny Jones Middle School. We made quorum with:

38 Homeowners (Lots) in Person
18 Proxies
56 Total

The meeting packet, budget, and presentation are available on Premier Connect and on Lowe's Farm Website <http://www.lowesfarmhoa.com/>.

We reviewed the accomplishments of 2012:

- INTERIOR BRICK WALL REPAIRED
- POOL MASTIC REPLACED
- BICYCLE RACK AT AMENITY CENTER INSTALLED
- CEMENT REPAIRED AND PARKING LOT LINES REPAINTED
- KIDDIE CUSHION ADDED AND DRAINAGE REPAIRED AT PLAYGROUND
- LANDSCAPING PROJECTS COMPLETED

We reviewed the plans for 2013:

- BENCH AT CASTLE AREA TO BE INSTALLED
- AMENITY CENTER LIGHTING TO BE INSTALLED
 - PARKING LOT
 - SIDE/REAR POOL
- POOL FURNITURE ORDERED
- DRIP IRRIGATION SYSTEM CONVERSION IN SOME FLOWER BEDS
- POOL DECKING ASSESSMENT & REPAIRS
- EXTERIOR BRICK WALL REPAIRS (upon completion of East Broad Street)

Board of Directors Election:

There were two positions available on the Board of Directors. Kim Schlieker resigned from the Board upon the sale of her home in Lowe's Farm. Dan Sides, who had served on the Board for six years, decided not to run again due to other obligations. Each board position is for a two-year term.

There were three candidate nominees for the Board. Each nominee spoke briefly about their background and why they would like to serve the community as a board member. We are

pleased to announce the newly elected Lowe's Farm Directors are Erika Uggen and Chris Hamilton. Congratulations!

The 2013 Lowe's Farm Board of Directors:

Ginnie Bucek
Scott Smith
Paul Blevins
Erika Uggen
Chris Hamilton

Thank you for donating your time and efforts to serve the community.

We need volunteers for all of our Committees. Please donate some of your time to your Lowe's Farm community. Volunteers are needed for the ACC, Communications, Pool/Amenity Center, Safety, and Social Committees. **Any help would be greatly appreciated** and a benefit to all homeowners. Please complete the *Committee Interest Form* and return it to Michele McConnelee, our Association Manager, at mmconnelee@premiercommunities.net. WE NEED YOU!

How to reactivate your Pool Access Cards:

The 2013 pool season is from May 4th to September 29th. In order to reactivate your Pool Access Card you need to complete the *Pool Pass Agreement* form and return it to Premier Communities at tera.bellemare@premiercommunities.net.

Mansfield Police Department

Officer Brandi Howard presented the neighborhood crime stats and offered safety suggestions. She encouraged all homeowners to increase their vigilance regarding suspicious vehicles and suspicious individuals within the neighborhood. Do not hesitate to call 911 if you have safety concerns.

PremierConnect

www.premiermgtconnect.com/lowesfarm

Contact Michele McConnelee at mmconnelee@premiercommunities.net for your registration code.

**Enforcement Escalation
Procedure for Handling CC&R Violations**

- Authority-provided in the Deed
- Enforcement & Fines
- Each situation is independent
- Escalation
- TROPA Process – Violations
 - 1st Letter – Friendly Notice
 - + 10 days – 2nd letter
 - + 30 days – TROPA
 - + 30 days – Demand Letter by Attorney
 - + 30 days – Injunctive Action – Legal Relief

Fine Policy

- Repeat offenders who continue to violate deed restrictions over an extended period of time
- Fine policy will be implemented AFTER numerous notifications of violation
 - Notice of infraction and given 10 days to cure it
 - 2nd Notice of infraction and another 10 days to cure it
 - Certified Letter with 30 day warning a \$50 fine will be assessed to their account on the 31st date of that letter if violation is not taken care of
 - Monthly fines if violation is not cured

We would like to thank all the homeowners that came to the annual meeting to learn about what is going on within the Lowe's Farm neighborhood and in Mansfield.