

## Honey Creek at Bailey Ranch HOA

Newsletter, November, 2022

Well, it's been a very busy year for the HOA, but things are starting to calm down a bit as we reach year's end. In case you haven't heard or seen some of the goings on this past year, here is a brief list of changes and improvements the board has been actively involved with:

1. The Mingo entrance has undergone a major demolition and rebuild. Our old shrubs and hollies had reached the end of their lifespans, plus they were badly damaged by the severe cold blast two winters ago. We gave them a chance to recuperate, but they didn't show any signs of regrowth. So, we went about replacing them to the tune of about \$13,000. We may be able to add some more shrubs to the beds out further on the sides of the entrance next year.
2. In late 2021, we added electric power to the 96th St entrance island so we could install Christmas lights, which we lit up last Christmas. Since then, though, we added a complete sprinkler system to that entrance island. You may recall that we had previously been deeded that island on N 102nd East Ave from Coventry Gardens. So, we started fixing things up in an effort to make that entrance more attractive. We'll be adding flowers and a couple of shrubs to the raised bed and some large hollies to hide the PSO meter can. They'll be a good start, but complete coverage of the meter will take a while. The sprinkler system was installed by Living Water Irrigation for \$5,500 last month.
3. The ponds have been a sore spot for many of us with trash around the banks, cattails, brush and other debris making things ugly. Well, we got Turn Pro Aquatics to start a monthly trash cleanup. Then, we replaced the old broken fountain in the east pond, and filled the big holes in the overflow so that the pond would fill up more (\$2,000). The lack of rain has caused the levels of both ponds to drop, so this will allow the east pond to refill as we get more rain. Overflow will still be able to get to the west pond by going into the top of the flood control tower visible near 100th East Ave in the east pond.

The west pond fountain still functions as required, but the overflow from that pond will be repaired to allow it to fill up a bit more also. Some have asked about just how much silt/soil runoff has accumulated in our ponds. Well, according to a technician from Turn Pro who went into both ponds, there's only about 6-8 inches of silt on the bottom of the ponds. Some had thought there was about two feet, but there's nowhere near that thankfully. Dredging would be extremely costly! Also, a lot of dead trees have been removed in the pond area and along Mingo frontage and three new shumard oaks were planted along Mingo last year.

4. Another planned improvement to the 96th St entrance is the addition of a new sign which is expected to cost about \$4000. Hopefully, that will be installed before Christmas this year.

All in all, the last couple of years have been busy ones for the board. The bell tower got a refurbishing with repair of the door, the north window framing (rotted), then the installation of plexiglass in the windows to allow the inside to remain dry and keep the bugs and birds out. Christmas lights have been added to the entrances and bell tower, new flood lighting added to the bell tower, signs advising contractors to contact the HOA before starting work in the subdivision.

In previous years, we had electric power installed at the Mingo entrance, both sides and island. This year, however, the board embarked on one of the most complicated and major changes to affect our neighborhood: The restrictive covenants originally written by the two developers were (are) terribly out of date. Not only that, but the developer of Honey Creek II apparently never talked with the developer of Honey Creek I, so the covenants of the two additions were not really compatible. A tremendous amount of verbiage remained from the requirements of the original development and is really not relevant to the present time as all the lots, plats, easements and property lines are established. So, we rewrote the covenants of both HC I and HC II to be virtually the same. The proposals will be posted on the website in the Resident Documents section so homeowners will be able to compare old and new side by side.

Among the changes are:

- Roofing material requirements...the old Tamko Heritage II Weathered Wood has undergone changes and sometimes been unavailable. It is also a “builder’s grade” shingle. So, we wanted to be able to approve the use of premium grade shingles if homeowners want them. Many are available with different levels of wind and hail tolerance. Colors are by and large compatible. It is believed that the original requirement for the Weathered Wood was for uniformity among the homes built by the different builders in the subdivision. Besides, I’ve been asked, “Do we want everyone to paint their front doors the same color too? So, why make everyone have the same roof color?” So, we just say submit your requested shingle to the board via ADC request form.
- Mailboxes have evolved too. Many people want lockable mailboxes as well as mailboxes made with stronger metal than the brittle old “pot metal” used in the original ones and with stronger pedestals which are a bit shorter. Some also desire the brick variety. Some very similar looking mailboxes to our originals are available on Amazon, Polar Aurora brand for example. Again, just submit an ADC form to the board.
- Vehicles with company branding... in this day and age, many people drive their company truck, car or van to and from work. We thought it would be acceptable for homeowners to be allowed to park commercial vehicles of 3/4 ton capacity or less with company logos in their driveways.
- Landscaping...we thought the number of trees in a homeowner’s yard, front or back, should be at the homeowner’s discretion. Some yards can’t support that number of trees due to the shape of the lot. So, we agreed to leave the trees up the homeowner. While we kept the stipulation that the landscaping should be neatly maintained, i.e. weeds controlled, grass height not to exceed 6 inches, we did add that curbs and sidewalks be edged.
- Signs...signage covenant remains the same. Political signs are not permitted, although we’ve been lenient during election time. The only signage permitted by covenant is that advertising sale

or rental of property, and the permanent signage identifying the subdivision at the entrances and traffic circle at the bell tower.

- Window A/C units and Clothes Lines... clothes lines, if a homeowner prefers to dry clothing outdoors, may not be visible from the street. Window A/C units have been an eyesore in the past. However, there are newer, much smaller units available which only show an opening about 6 inches outside the dwelling. So, we decided that window units should be as **invisible** as possible from the street and be used only on approval of the HOA board via a submitted ADC request form.

One issue that was left out completely is that of solar panels. There is national legislation pending, so I'm told, that prohibits the restriction of solar panel installation by HOAs. While many would like them to be as invisible as possible, such concealment is virtually impossible in our neighborhood due to the layout of the streets and lots. Someone will be able to see their neighbor's solar panels either from the street or from the backyard or somewhere else. It's unavoidable. Thankfully, the new panels are much lower and less obtrusive than the old ones, not sticking up way above the existing roof.

Other than the aforementioned, all the legalese of construction and development mumbo jumbo has been eliminated since it's all established and implemented. So just the restrictive covenants have been modified to help make things more livable in our neighborhood.

Lastly, we are always seeking people to serve on the board. If we don't get involved, the neighborhood will deteriorate. Quite honestly, how can one say they care about their property value and neighborhood when they aren't at all involved and never attend any homeowners meetings? It's easy to complain, but we need people to make an effort to resolve the issues by being involved and serving on the HOA Board.

Ben Bancroft, Pres.

HCBR HOA Board