

Strasburg Station Owners Association
Minutes from Annual Meeting Aug. 21st, 2024

The Strasburg Station Owners met for their annual meeting August 21st, 2024, at 7PM at the Strasburg Town Hall. There were 35 present for the meeting with 16 proxies presented.

President Rich Luety called the meeting to order then led us in the pledge of allegiance to the flag. Gail Tennett then led us in prayer.

Charlotte Turnmeyer read the minutes from the last meeting. There were no additions or corrections, so Micky Moats made a motion the minutes be accepted as read, and Tina Beller seconded the motion. The motion carried. Charlotte then gave the treasurer's report. After reading off all expenditures there was a total of \$3127.24 for total expenditures and \$3,940.00 in revenue for the year with a total balance of \$14,257.66. A gain of \$812.24 from last year. Micky Moats made a motion we accept the treasurers report as read, and Tina Beller seconded the motion. The motion carried.

Liz Bancroft gave a report from the architectural committee. She explained that any outside changes to the property must be approved by the architectural committee beforehand, and explained the forms and where to find them. Liz stated that most of the requests this year had been for new roofs. Tom Parker said his was a little more complicated than that and he admitted he had no idea how many yards of concrete were used to repair his foundation problems. Tina Beller noted that she was most grateful for the very quick response by the committee to a request she had made.

Rich asked if there was any more old business. With no response he proceeded to explain that there have been many new laws in the state of Virginia as far as HOA regulations. He named satellite dishes and solar panels as examples. He said most of these changes came about due to lawsuits that often became extremely expensive. Tina Beller asked if we have an attorney on retainer. Rich said we do not. Charlotte explained that the fee we pay to an attorney each year is strictly for handling the paperwork for our corporation commission for the state.

Since there was no more old business, Rich brought up new business. He told everyone that we now have new mowers to do the holding ponds. Woodstock gardens raised their price while informing us they would also be reducing the mowing they had been doing. Rich found a number of companies interested in giving us a price and eventually agreed to Marstons Lawn and Landscaping. So far, they seem to be doing a good job at a reasonable price.

Tina Beller said most of the mowers were using her yard in back to get to others rear yards and the holding ponds. She said it has washed so badly that it's nothing but dirt and rock. She is planning on having dirt brought in and reseeding the area to fix the yard but will need the mowers to stop coming through there until the yard is established. She said she would mark it off but needed everyone who had property behind her to tell their mowers. Rich said they could go in below his house.

Several people asked about the easement down the center between Ruth and Maynard. It was determined that while it's still part of an owner's property, it is an easement and nothing can be erected or put in that area.

Rich asked if there was anymore new business. When no one said anything, he asked Summer Viar if she would like to come to the front and bring up her business. She said, "You mean the nasty letter you sent me?" She was told the letter was merely one addressing the concerns of her dogs running loose in the neighborhood. She is seeking permission to erect a fence in her backyard for her dogs. She named many health problems she claims make it impossible for her to walk her dogs on a leash. She said that someone called the law on her and she spent an hour talking to the deputy. She also said the deputy told her that she would tell the judge to drop any charges. She said someone had even taken a video of her dogs running in her back yard and Kay Walton's, her neighbor, who she had permission to let the dogs run her yard, and that was all. Rich corrected her that the video showed the dogs running in his yard and even his neighbor on the other side of him, as well as the fact the dogs attacked his dog trying to go in his own door, completely on his property. He said Kay doesn't want to call the law because she doesn't want to upset her neighbor.

Sue Mariotti said changes to amend HOA regulations is not something that can be done overnight. Guidelines have to be set, and should be okayed by an

attorney. Rich said you have to have a vote of 75% of the homeowners to make a change to the bylaws. So, definitely not a quick change. There was discussion on the fact that it takes time to make any changes.

Rich had distributed copies of a letter written by Joyce Eanes stating she felt we could allow a small temporary fence be allowed without changing the bylaws that would allow some animal control. Charlotte stated that at the last meeting Rich told owners they could erect small, temporary fences to protect their vegetable gardens against deer and critters in the back of their homes, but they were to be temporary for the growing season.

Micky Moats said this has to be proposed by the property owner and asked if this is something that falls under the regulations for the board to decide. There was much discussion but all agreed this was not something that could be decided at this meeting.

Betty Barr said she would opt for a larger fence for her dog and thought we should consider the fence Summer is proposing.

Steve Witt said he agreed we didn't want any ugly fences in the neighborhood so some regulations would have to be set. Summer said she had tried everything, but her dogs went right through the invisible fence, the halo collar didn't work, nor did the zapper. She said one dog was on medication for his aggression. Tina asked if she had tried a zip-line. Summer didn't know what that was, and several explained it to her. Rich said he suggested that to Summer's father several years ago.

Charlotte asked if she was correct in that Summer's architectural committee application requested a fence to include 200 square feet. Summer said yes that was correct. Charlotte said, then you plan to fence your entire backyard? Summer said yes, her whole backyard, and it was to be made out of the same material as the privacy panels in the subdivision. She already had a quote from Dutch Way of over \$13,000 to do the fencing.

Mary Beuchart said a small fenced in area would cause the grass to wear down with the dogs running in there. Micky Moats said even a large area like Summer is proposing the grass will eventually wear down to dirt.

Sue Mariotti said she sees the dogs are uncontrollable. She said she has stopped walking down Maynard because she fears those dogs. The problem is the owners not controlling them. Gail Tennett said she liked to walk but won't walk down that street either because of those dogs. Molly Crawford said she had the same fear.

Donna Himelright said Summer keeps talking about protecting her dogs but the need seems to be that people need to be protected FROM the dogs. She said they ran to her property and terrified her barking and jumping around her. She said she is now afraid to go out and work in her own flower beds. Several others remarked on being terrorized by the dogs and them running on their property. Rich asked how many in the room had had problems with these dogs. More than half the room raised their hands.

Steve Witt asked if there is a leash law in the town. He also asked if a video is necessary when calling animal control. Tina Beller and Liz Bancroft both said the law states dogs must be leashed or under the complete control of the owner. Rich said he was told you did not need video when making a report to animal control, but merely testimony. Rich also stated that when Summer put up a temporary fence for her dogs he was NOT asked, but rather told they were doing it.

Liz Brancroft said fencing the backyard is not the answer. When Summer lets the dogs out the door, even to go into a fenced area they would still be out of control. The problem is the owners. She asked if we really want to see fences up everywhere in the neighborhood?

Burl Baker told everyone that the architectural committee does not make the rules here, but just try to enforce them.

Dilio Mariotti said anything you own it is your responsibility and not someone else's to take care of and we all have a responsibility to do that.

Bob Langley said all types of fences would end up here and will likely drop the attraction of the area, and possibly the value of the homes. Tom Parker said that Alan Toothman told him when he built this subdivision that he wanted it to look attractive and cohesive, and the rules and regulations were in place so that 20 years later it would still look that way. Bob Callihan said we live in a beautiful subdivision that is highly sought after. He said people drive here just to see if any homes are for sale. Many homes are sold before even going on the market. We

don't want to change that and even lower the value of the properties. Everyone agreed.

Steve Witt repeated his motion to develop a committee to set some guide lines on fencing. Micky Moats said Rich could just set the committee without a motion, so Rich said anyone wishing to be on the committee to consider the fencing issue to see Steve Witt.

Rich announced that 4 home owners in the neighborhood had passed away in the past year. Doris Baker, Louise Galvach, Becky Craun, and Betty Miller.

Rich asked for volunteers to take over the duties of the sign. Tina Beller volunteered and asked for a helper, so anyone interested should let her know.

Rick Crawford asked if there was a good spot to put it since people could trip on it sitting on the sidewalk. Rich said it was enough room to walk around it so it should be fine.

Several people asked about the temporary fences that were up for dogs and what should be done with those. No one responded as there didn't seem to be any opinions on the temporary fences.

With no more business Dilio made a motion that the meeting be adjourned and Steve Witt seconded it. The meeting was then adjourned.

Respectfully Submitted,

Charlotte Turnmeyer, Sec/Teas.