

NEWSLETTER – WINTER 2026

Hi everyone,

Dues Increase

Let's start with the big one: yes, dues are increasing from \$400 to \$650/year. I know that's a significant jump, but it's something we had to do. For the past two years, we've been running a deficit, and \$400 just isn't cutting it anymore especially with roadwork and maintenance on the horizon.

We've also raised the new homeowner move-in fee to help bring in a little extra revenue. Lastly unpaid Pay-Pal Fees will be added to your balance every time dues are due. New Pay-Pal fee on \$325 is about \$10.05. Paying by check has no fee. We're working on the new Quicken payment.

Road Repairs

While out on a (surprisingly warm) winter walk, I noticed Leaf Court has some serious spiderweb cracking. This wasn't on our original list to fix as it's just happened these last few months, but it's something we will probably need to address in 2026.

In January and February, I'll be getting quotes for:

- Chip & seal (a layer of tar and gravel to fill cracks)
- Regular road sealing
- Winter damage patchwork

I don't yet know if chip & seal will be better than patching/fixing and then sealing the road, it depends on cost vs. benefit. We'll go with what makes the most sense financially. That said, none of the options are cheap, so there's a chance we may need to delay a portion of the work until 2027 depending on how quotes come back and what needs doing.

Vehicle Storage Reminders

This winter we saw a number of RVs, boats, and extra non-car vehicles parked in front or side yards. These need to be stored in backyards with proper screening or offsite, as stated in Bylaw 6.1.4 and the 2007 amendment.

We'll be working with the homes currently in violation but going forward we'll be more proactive in enforcement, especially before next winter. Reminder: Active season for RV's & Boats is April 1 –Sept 30, inactive season is October 1 – March 30. Waivers can be done for March or October.

Website + Rules Update

I've reorganized the HOA website to make rules easier to find. You'll now see the big booklet split into 5 main sections but the ones most used will probably be as follows:

<https://santreeassociation.yolasite.com/>

- **1)Bylaws**
- **1a) Amendments – Rules & Regulations**

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- **1b) Rule Clarifications (updated regularly)**
- **4) Master Deed**

Section 1b is where I'll post clarifications on things so we can apply the rules consistently and avoid answering the same questions repeatedly. This is just the board posting what we've clarified via email and through enforcement, not changing any rules.

Spring Cleaning Request

Algae and green buildup need to be addressed on some homes ASAP. Our neighborhood being surrounded by mature tree growth means lots of shade and algae /moss growth will happen. I need to clean it off my house twice a year. I'm asking everyone to take care of this before April 30. There were several people in the neighborhood last year that hired a service and got a group bundle if they got 5 or more houses. Post something on Facebook if interested.

Snowplow Service


I've been in contact with the new snowplow company, and they now have my number saved. I'll be the main contact for neighborhood **street** plowing. If you've hired them privately for your driveway, that's between you and them but please don't contact them about the main road.

So far, they've been doing a decent job outside of the few days where the plow was in an accident. I'm not going to hold that against them. He's adjusted the couple of things I've contacted him about. I've compared our plowing to nearby HOAs using similar services (Light Plows). The switch to a lighter plow this year should help reduce damage to the roads. Since this same contractor mows our common areas in summer, it should also be easier to get them to fix any lawn damage caused by plowing. The tradeoff to less wear and tear though is roads aren't as clear as they were last year with a heavy plow. That was expected, it was the choice I had to make.

Upcoming Meetings

Next HOA Board Meeting:

 *Solon Town Hall*

 *February 11, 2026 – 7:00 PM*

We'll have financial reports available, including last year's revenue vs. expenses and a balance sheet.

Tentative Meeting Dates for 2026: May 13, August 12, November 11 at 7pm. We're also looking at **January 20, 2027** for the annual meeting (depending on Town Hall availability).

Thanks for reading! I'll keep you posted on Facebook as quotes come in for roadwork and as we get closer to spring. As always, feel free to reach out if you have questions.

Stay warm,

Robert O'Connor

President, Santree Association

& The Rest of the Santree Board