

Crossroads Farm POA
Bi-Monthly Board of Directors Meeting
May 15, 2025 | 5:00 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gene Layman, Mike Ruckman, Frank Gearing, Karl Schaeffer, & Ron Dunham
Guest Attendees: Sandy Lacks, Barbara Peters, Kara Layman, Cindy Wishon, Bill Smith, & Beth Schaeffer

POA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 5:00 PM (President Mike Ruckman)
2. Approval of Minutes from Previous Meeting (3/27/25): Gene motions to approve the minutes as written & Ron seconds – motion passes.
3. President's Report: (none)
4. Treasurer's Report: Total cash on hand as of 4/30/25 was \$156,218.19. Including investments of \$712,724.23, total assets were \$870,641.95. With a small amount of prepaid income of \$2,855.00, total liabilities & capital were also \$870,641.95. With total income of \$232,293.08 & total expenses of \$171,145.46, net income was \$61,147.62. \$63,561.00 is set to be transferred to reserves at the end of the fiscal year. Gene asks if the taxes on interest will always be so high. Bernard says that it is important to note that the association has an August to July fiscal year, so the numbers may not always align. Some of the interest may have been earned in the previous year. Next year's annual budget has been prepared for the board to review today & approve if no edits are needed.
5. Manager's Report
 - a. Landscaping: Three Brothers has been doing a nice job as the community's new landscapers. Rocktown addresses any concerns with them when notified by residents, so please let them know if there are any spots that have been missed.
 - b. Lot Mowing: There are approximately fifty vacant lots left. Rocktown sends regular reminders to those owners about mowing & gives them deadlines by which to have the lots done. This week's deadline has been impacted by the large amount of rain, but any remaining lots to be maintained need to be done as soon as possible now. The landscapers will be mowing any not done & the expense charged to the lot owners.

- c. Entrance Sign: The board has reviewed some different designs & has narrowed down the options. Rocktown will be getting quotes from vendors for them to review as well.
- d. Red Cliff Lights: Dean Brothers completed the boring under Red Cliff. Rocktown is coordinating with Dominion to establish metered service there to complete that project.
- e. Summer Mailers: The annual mailers will be sent in early July via USPS. These will include the dues statements & other community information, so please let Rocktown know if there are any address changes that they should be aware of.
- f. ARC: Rocktown would like to remind everyone that any exterior modifications need to be submitted to Dreaming Tree Design for review alongside the board. Mailboxes also need to follow the community's design standards & those that don't need to be replaced with an approved mailbox. Construction needs to be done within the approved hours & on approved days, & reminders are emailed prior to restricted holidays. Any deviation from the approved plans needs to be presented to Dreaming Tree & the board for approval before proceeding.
- g. Delinquency: There are two owners who have not paid dues for the current year. Another owner has not paid for the past two years & a warrant in debt was filed. That court date was last month & a judgment was given for the amount owed.
- h. Sales: A number of properties have been selling this year & the townhomes are now listed for sale. Anyone who is interested can visit the Simensen Construction website for more information, & Bernard notes that they will be listed in the \$475,000-500,000 range. All the Old Dominion Realty signs promoting the community should now be removed.

6. Landscape Advisory Committee Report: Cindy says that Three Brothers has been working hard & doing a great job. She has noticed weeds coming up in the mulch, though, & additional labor may be needed. They need to be pulled, not sprayed. Karl also notes that they may need to spray along the curbs. Frank asks if Three Brothers can provide a weeding schedule. Cindy asks Rocktown to follow up with them about installing annuals & will send photos for reference. Gene asks that any communication regarding landscaping flow through Rocktown or Cindy only.

7. Events Committee Report: (none)

8. Rules & Regulations/ARC Committee Report: Karl says that the committee agrees with the survey that has been proposed, so Bernard will put a final draft together & send for review.

9. Old Business

- a. Tree Care Proposal: The proposal was approved by the board & treatments have begun.
- b. Virginia Green Proposal: The initial treatment was done & the board can now decide if they want to proceed with further treatments.
- c. Cambridge/Frederick Landscaping: Rocktown has followed up with vendors on their quotes for this project & is waiting for those to come in.
- d. Townhouse Covenants: Approval was given to Simensen to file the covenants. Karl notes that a site plan is still needed from Valley Engineering & Bernard says that it has not yet been received.

10. New Business

- a. 2025-2026 Annual Budget: Dues will not account for the townhomes yet, but they will remain at \$600.00 for the upcoming year. Lower interest income is expected due to lower rates overall. Ron motions to approve the budget as presented & Karl seconds – motion passes.

11. Open Forum for Owners:

- Mike says that the area across Claremont from his home needs to be cleaned up & the dead tree removed. Karl says that the owner of the tree has not yet been determined, but Mike knows that both property owners by it want the tree removed. A survey will still need to be completed to establish responsibility. Rocktown can get quotes for the removal & overall clean-up.
- Mike says that there have been workers in the community on Sundays. Residents should contact Rocktown to let them know specific addresses to reach out to those owners. Barb notes that supply trucks have also been coming in on Sundays.
- Beth has observed children/families playing on the golf course, & Bernard reminds everyone that no one should be on the golf course's property. Ron says that Lakeview has declined to put up signs despite requests. Residents should reach out directly to the golf course with any concerns.
- Bill thinks that the landscapers are doing a great job. He does not like the directory being organized by street address, while Beth does. Rocktown can send an alphabetical version as well, so owners can choose which one works best for them.

12. Next Meeting: Thursday July 17, 2025 at 5:00 PM (Rocktown Realty)

13. Adjournment: 5:49 PM (Mike)