

**Kinderton Village Single Family Association
Open Forum (Town Hall Meeting) Notes
Hampton Inn - Bermuda Run
August 19, 2013**

Resident Attendees Commentary Notes

The meeting was moderated by Ken Bateman, President, Single Family Association Board. Guidelines for the Open Forum (Town Hall Meeting) were reviewed. Everyone was given an opportunity to make comments or ask questions. The primary topic was, "What is your expectation of the overall appearance of Kinderton Village Single Family yards?" At the beginning of the meeting each attendee was given a five-question survey sheet to fill out regarding yard recreation equipment and fences. Results of the survey were tallied by two volunteer single family residents from the audience. The results of this survey are shown at the end of these notes.

In addition to the Single Family Association Board members, Susan Hicks, President, Master Association Board, and Helen Kelly, Secretary, Master Association Board, were available to answer questions relating to Master Association issues.

Attendees Input, Comments and Questions:

Play Equipment: Several residents emphasized the need for standard guidelines that recognize young families who want play equipment for children. It was felt that backyards should be fenced in when play equipment such as a swing set or a trampoline is added. It was noted that trampolines are not a permanent structure and could be removed when they are no longer used. Many residents would like to see the current common area play ground area near the pool expanded and another play ground with good quality equipment added on another common area such as the one between the condos.

A resident questioned if Bermuda Run should provide assistance in expenses associated with possible sun shades for the playground equipment.

Maintenance of Yards and Common Areas: Much improvement has been observed since Blakely took over maintenance of the common grounds. Workers should be complimented. Overgrown shrubs need to be trimmed in some yards. Alleyways need more attention. Grass clippings are being left on alleyways and tracked into garages and houses. Some rental property yards are allowed to grow to 12-18 inches. When these lawns are mowed, the clippings are not blown away. Many alleyway yards have other unsightly issues.

A resident stated that fewer geese have been seen on the sidewalks.

One couple who walks four to five times a week has observed the following:

1. Grass clippings are being left on sidewalks and streets. This is not good for walkers.
2. Landscaping in yards is getting better and better.
3. Geese and dog poop are still a problem.
4. County vehicles go down to pumping station and track mud on KV streets.
5. A place is needed where yard clippings could be dumped. Some go down the hill, and some go to an empty lot. A place is needed to take our weekly yard maintenance and then perhaps Bermuda Run or Republic could pick up.

A resident of North Fork Drive spoke about the hill behind her home that had been seeded with a special grass seed which she understood was not supposed to be cut during the first year of growth. Some

residents did not get the word about not cutting and the hill now looks ugly. It was reiterated by Helen Kelly that the appearance would not look good in the beginning but, if not cut during the first year, the grass would reseed itself.

Ann Scofield, Property Manager, Scofield Bishop Management will be focusing more on aesthetics of the community and will begin looking at the alleyways and asked residents to send e-mails on their concerns to ann@scofieldbishop.com or call the Scofield Bishop Management office at 336-768-7448 or her cell # at 336-403-1709.

Blakely Landscaping will be giving a lot of attention to the common areas this Fall. Ann Scofield and Ken Bateman met with Blakely regarding the Single Family common areas. Blakely will begin mowing, fertilizing, and reseeding some single family common areas that had not previously been identified to them. They will mow common areas between houses even if it appears that residents have previously mowed.

Miscellaneous

One resident expressed concern about possible safety issues involved in using Border Collies to control geese on the lake. The Property Manager explained that this was a temporary free service and the dogs have been very well trained.

Request for early swimming is a great idea and some residents would also like to see later hours for closing the pool.

The question was raised about amount in the capital fund. The capital fund is greater than \$100,000 but exact figures were not on hand for this meeting. Property Manager Ann Scofield stated that Gallimore Management had turned over six boxes of files, and resident members are welcome to come to her office and review these files. It was noted that the Master Board decides how capital funds are spent.

Speeding on Old Town Drive is a continuing problem. Complaints regarding speeding should be reported to the Bermuda Run Town Manager (Lee Rollins) so that an unmarked Sheriff Deputy could observe the problem and issue speeding tickets.

Stop signs are very faded and the need for replacement will be addressed with the Bermuda Run Town Manager.

Concern was expressed about changing property managers so often. The reason for the most recent change was due to a large increase in contact fees for the Master Board.

One resident reviewed security issues, such as cameras at the entrances of KV, and revisited suggestions made at a previous meeting regarding this topic. Resident would like to see Town of Bermuda Run spend money on community development and would like to see more activity such as movies being held by Win Mock. Master Board has checked into installing security cameras and learned that it would be too expensive for consideration.

Other security reminders were to leave porch lights on at night and for residents to invest in a security system for their home.

A suggestion was made for consideration by KV to have center lines drawn down the middle of all streets and to also have crosswalks drawn.

One resident questioned the fining process and felt that more fines need to be collected.

One resident received a letter regarding mildew on his home and suggested that a nicer, less threatening letter is needed.

One resident questioned why the Single Family Association has control over some of the common areas.

One resident raised concerns about the condition of the pool deck, referring to holes that could pose a hazard.

Several residents commented that a stop sign has been missing at the intersection of Bridgewater and Town Park Drive.

One resident inquired if there was a set criteria for issues the Boards decide on without the feedback of the membership.

One resident requested that there be consistency in ARC violations.

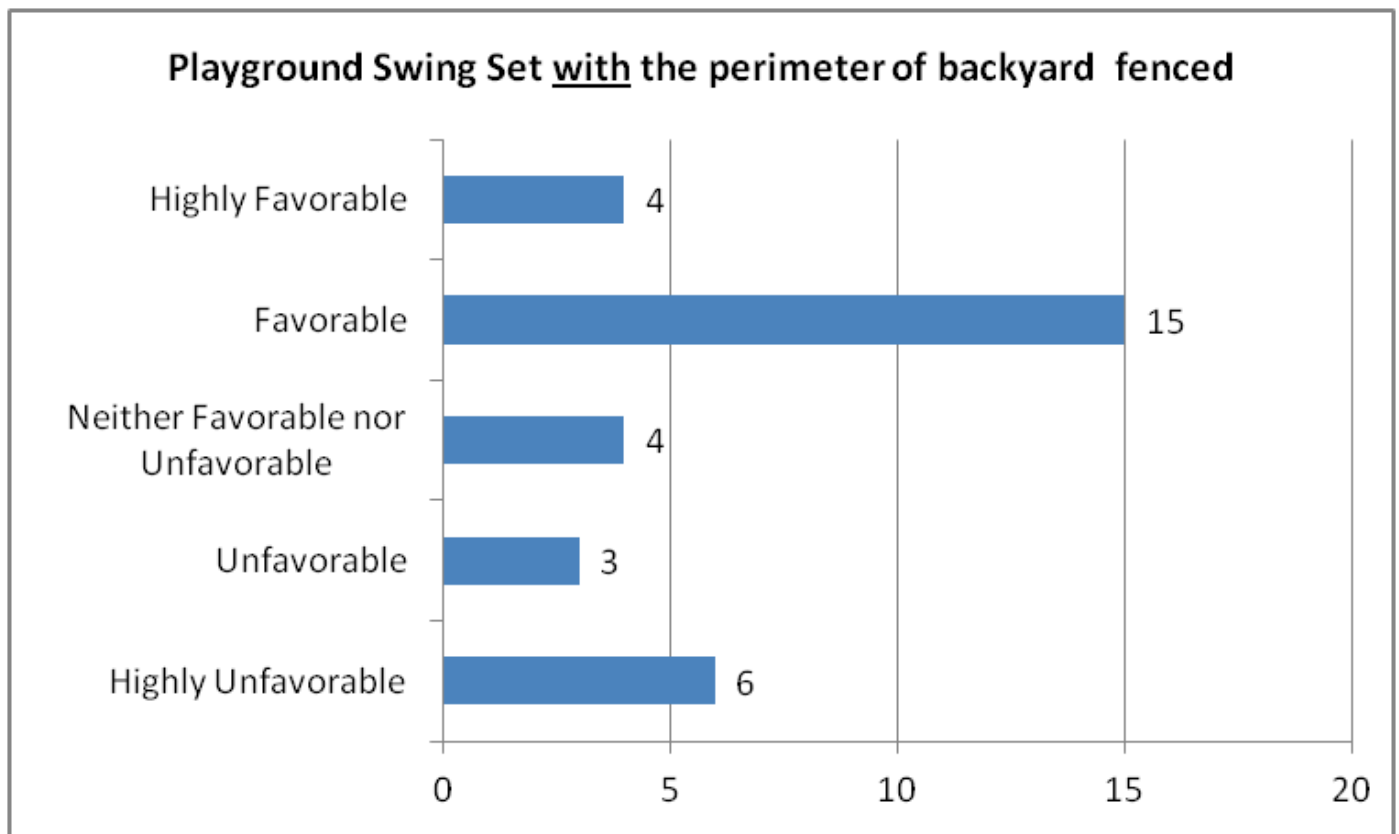
(Collective notes written by Patsey Bateman and Jason Garms)

Survey Results:

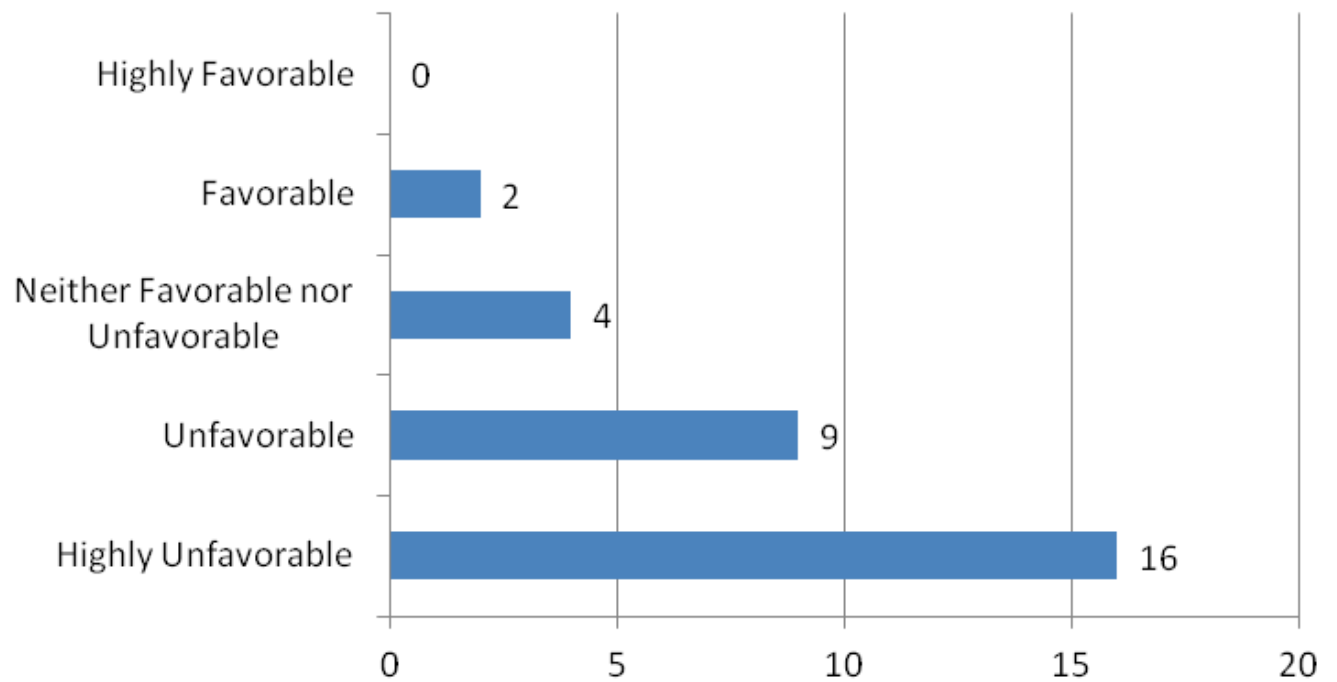
Jason Garms, Secretary, Single Family Association Board, prepared the attached survey results received from the audience volunteers who tallied the results. Anyone desiring to inspect the individual survey sheets and the tally sheet may do so by contacting Jason at jason.garms@kindertonvillage.org.

w/ 3 attachments (Scroll Down to view charts)

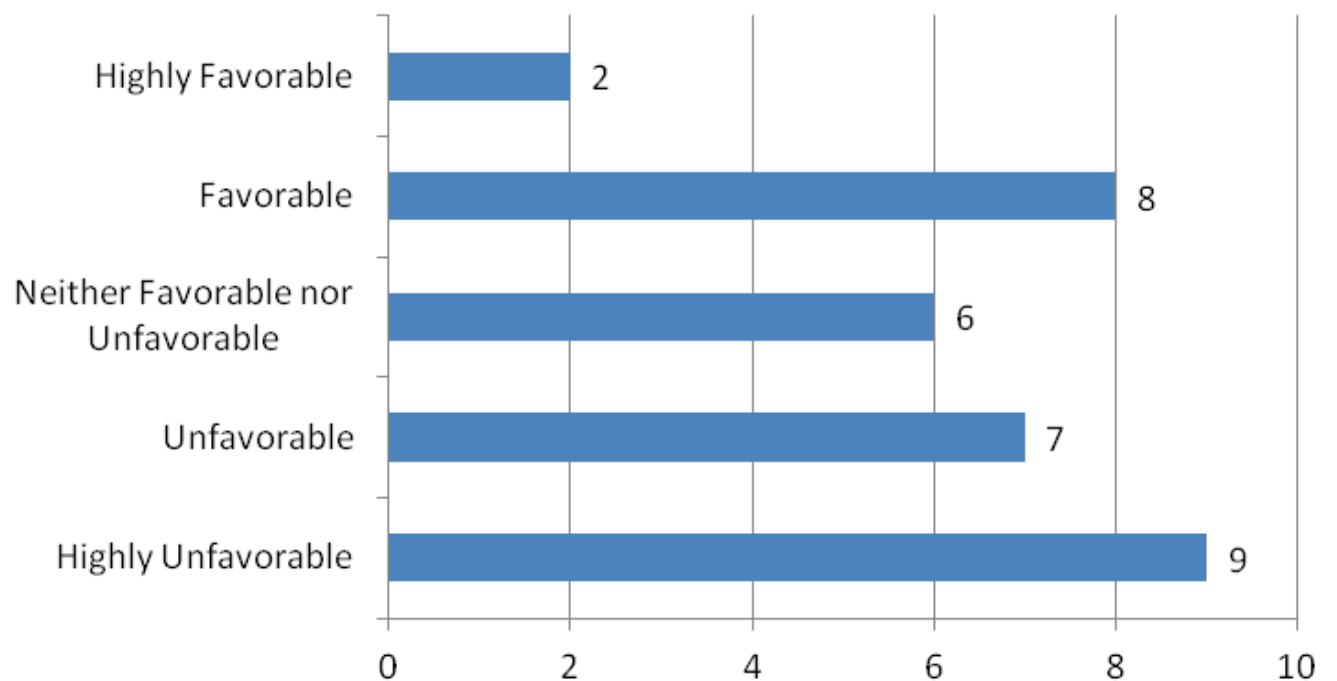
Appendix A: Yard Recreation Equipment / Fences Opinion Poll



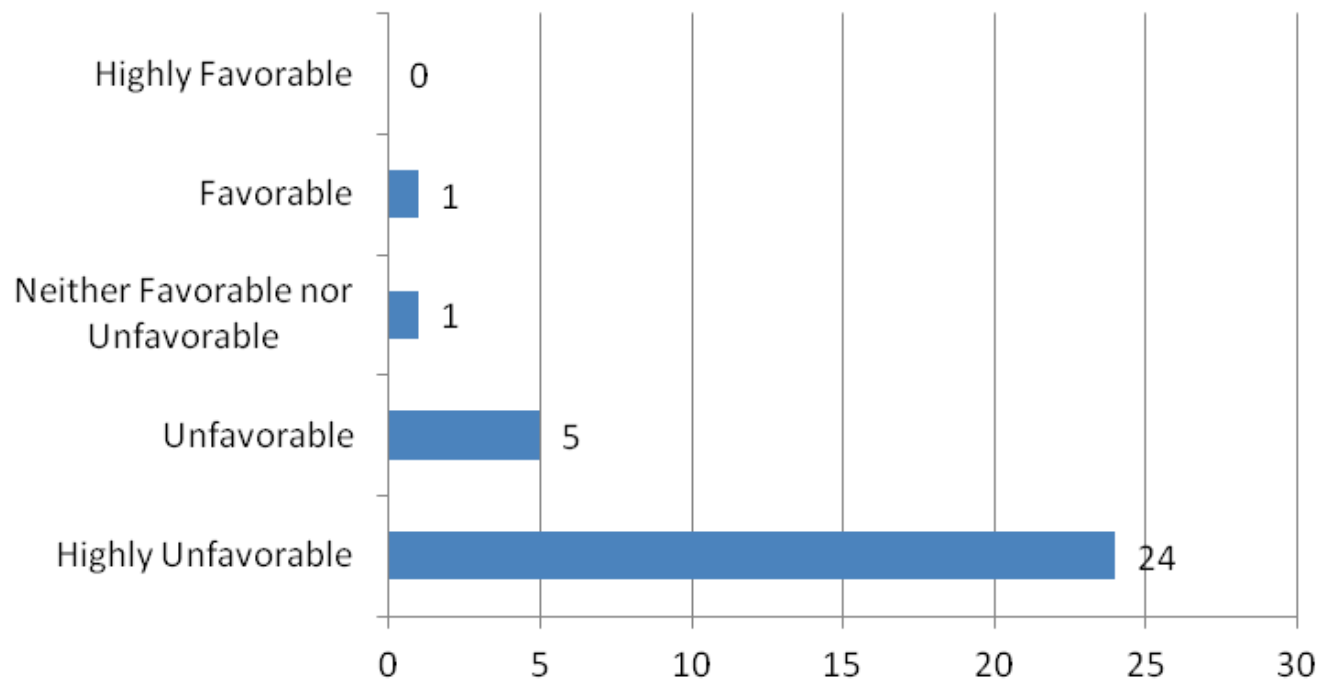
Playground Swing Set without the perimeter of backyard fenced



Trampoline with the perimeter of backyard fenced



Trampoline without the perimeter of backyard fenced



Six foot privacy (solid design) fence around the perimeter of backyard

