

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION

Meeting Location: 2587 Sage Drive, Warsaw, IN. 46582

**Board of Directors  
Meeting Agenda**

May 22, 2023 – 6:30 p.m.

Debbie Condon      President  
Peggi Lee          Treasurer

LuAnn Gaisford      Vice President  
PJ Leppo              Secretary

James Sweeny, Chairman  
Elizabeth Rodriguez, Chairman  
Tim Eshleman, Chairman  
Carl Sowers, Chairman

Architectural Control Committee  
Event Planning Committee  
Compliance Committee  
Christmas Committee

**Guests:** None

1. **Call to order** at \_\_\_\_\_ p.m. -Debbie Condon
2. **Open Forum** for Resident Comments
3. **Approval of Prior Meeting Minutes** - February 27, 2023 – PJ Leppo
4. **Old Business**
  - a. Upcoming Garage Sale June 9-10 – Debbie Condon
  - b. Easter Egg Hunt turnout – Elizabeth Rodriguez
  - c. July 4th Parade – Need a volunteer to see if we have enough interest
  - d. Summer Picnic July 29 – Elizabeth Rodriguez
    1. Discuss music: We are looking for a band or DJ
    2. Food
    3. Volunteers to help set up and break down
    4. Water slide- Reserved
  - e. Landscaping of entrances
  - f. Front Neighborhood Signs
5. **New Business**
  - a. Treasurer’s Report – Peggi Lee
  - b. Compliance Committee Report - Tim Eshleman
  - c. Architectural Committee Report - James Sweeny
  - d. Entertainment Committee Report - Elizabeth Rodriguez
  - e. Website update - Debbie Condon
6. **New /Other Business**
7. **Adjournment** at \_\_\_\_\_ p.m.
8. **Next Meeting:** Monday, August 21, 6:30 p.m. at 2587 Sage Dr.

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION

**Board of Directors Meeting Minutes**

2587 Sage Drive, Warsaw, IN 46582

Monday, May 22<sup>nd</sup>, 2023

**Attendance**

Board of Directors

President: Debbie Condon

Vice President: LuAnn Gaisford

Treasurer: Peggi Lee

Secretary: PJ Leppo

Committee Chairman

Architectural Control  
Committee:

Compliance Committee:

Christmas Committee:

Entertainment Committee:

James Sweeny (unable  
to attend)

Tim Eshleman

Carl Sowers

Elizabeth Rodriguez  
(unable to attend)

Meeting Guests

None

**Meeting Minutes**

Debbie Condon called the meeting to order at 6:50 p.m.

Open Forum: Special welcome to Katherine and Charles from Lilly Ct. to the neighborhood.

Prior Meeting Minutes: Secretary submitted the previous meeting minutes from the Board meeting held on Monday, February 27<sup>th</sup>, 2023, for approval. A motion to accept was seconded by Peggi Lee and passed with no objections.

**Old Business**

Summer Garage Sale

Hawthorne garage sale to be done in conjunction with the Chapman Lakes garage sale (June 9<sup>th</sup>, 10<sup>th</sup>). Going to post a free advertisement in 'The Paper' for the Hawthorne neighborhood portion of the garage sale. Debbie Condon to distribute balloons to participating neighbors who responded on Facebook.

Easter Egg Hunt Turnout

Had a successful turnout this year! Special thanks to the Easter Bunny taking time out of his busy schedule to visit the neighborhood. Debbie is currently working on getting the pictures posted to the website correctly.

July 4<sup>th</sup> Parade

Still looking for volunteers for setting up a 4<sup>th</sup> of July parade circuit around the neighborhood. Would include decorating golf carts, any collector cars, general car decorating, etc.

Summer Picnic

The Summer Picnic is scheduled for Saturday, July 29<sup>th</sup>. Haven't been able to secure a band that would be available for that date. Other options, such as a DJ, are being explored for music. Please reach out to Debbie if you would have any contacts available for a DJ or audio equipment. THE BIG KAHUNA has been booked for the picnic. Looking to organize and group some pop-up tents together to provide some shade as there is not a lot of available shade early in the afternoon.

Neighborhood Entrance Landscaping

Last year the Board of Directors discussed the need for refreshing the entrance landscaping stone; however, the maintenance was not completed in 2022. Received multiple quotes and selected WLM to complete the work. Cost included \$1768 for multiple maintenance visits throughout the year and \$2091 for the addition of stone and plants. The stone and plants will be paid for from the HOA savings account as a capital expenditure. WLM will come out to maintain the area multiple times over the year, still waiting for the first scheduled maintenance.

### Neighborhood Entrance Signs

The temporary front entrance signs are in need of replacement due to normal wear and tear. With capital expenditures being directed towards the front entrance landscaping maintenance this year, replacement signs are being budgeted for next year.

### **New Business**

#### Treasurer's Report (Peggi Lee)

Current account balances are the following:

Checking: \$3372

Saving: \$4702

Total Account Balance: \$8074

There are still three outstanding HOA dues for 2023. Final date for dues to be paid without further action being taken is June 15<sup>th</sup>.

#### Compliance Committee Report (Tim Eshleman)

A few reported complaints since the last meeting, including off leash dogs and walking foot traffic through the backyards adjacent to 450. A private business was being operated within the neighborhood that was not permitted by the CC&Rs. Reminder that trash cans are not to be visible from the street, can be kept in the garage, behind a screen, etc.

#### Architectural Committee Report (James Sweeny, unable to attend)

All project requests submitted are currently approved. When submitting a project to the Architectural Committee for approval, please be sure to include as much information as possible regarding your project to help with the review process. Pictures of the planned project may also be provided via email.

#### Entertainment Committee Report (Elizabeth Rodriguez, unable to attend)

Preparing Memorial Day decorations for the upcoming holiday to be placed at the front entrance. Some of the previously used decorations were in poor shape needed to be discarded.

#### Neighborhood Website (Debbie Condon)

Board of Directors meeting minutes are to be posted on the neighborhood website. If you would like either an electronic or printed copy of the meeting minutes, please contact PJ at [paul.leppo@gmail.com](mailto:paul.leppo@gmail.com).

Motion to adjourn from LuAnn and seconded by Tim E. Meeting adjourned at 7:45pm. Next meeting is planned for Monday, August 21<sup>st</sup>, 6:30pm at 2587 Sage Drive.