

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION
Meeting Location: 2587 Sage Drive, Warsaw, IN. 46582

Board of Directors Meeting Agenda

February 05, 2024 – 6:30 p.m.

Debbie Condon	President	LuAnn Gaisford	Vice President
Peggi Lee	Treasurer	PJ Leppo	Secretary

James Sweeny, Chairman

OPEN

Tim Eshleman, Chairman

Carl Sowers, Chairman

Architectural Control Committee

Event Planning Committee

Compliance Committee

Christmas Committee

Guests:

1. **Call to order** at _____ p.m. -Debbie Condon
2. **Open Forum** for Resident Comments
3. **Approval of Prior Meeting Minutes** - October 09, 2023 – PJ Leppo
4. **Old Business**
 - a. Year 2023 in Review – Debbie Condon
 - b. Christmas Committee Update – Carl Sowers
5. **New Business**
 - a. Yearly Event Calendar – Board
 - b. Board Meetings & Annual Meeting Scheduling – Board
 - c. Dumpster Rental
 - d. Subdivision Street Repair
 - e. Proposed Dues Increase for 2025– Debbie Condon
 - f. Treasurer’s Report – Peggi Lee
 - g. Architectural Committee Report – James Sweeny
 - h. Compliance Committee – Tim Eshleman
6. **Other Business**
7. **Adjournment** at _____ p.m. **Next Meeting: May 6, 2024**

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

2587 Sage Drive, Warsaw, IN 46582

Monday, February 5th, 2024

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 (unable to attend)

Carl Sowers

Elizabeth Rodriguez (Easter/temporary)

Meeting Guests

None

Meeting Minutes

Debbie Condon called the meeting to order at 6:48 p.m.

Open Forum:

- Exploration of cheaper landscaping options for maintaining landscaping. Possibly someone in the neighborhood to take on, Four Aces to be considered as a business alternative.
- Considering if white board entrance signs are needed with Facebook and website available. Requests to keep to signs as a reminder to people either not on Facebook or website regularly.
- C. Sowers requesting budget exploration to rent a reindeer for the Christmas parade.
- Motion by Briana Kessler to reimburse D. Condon for Christmas Parade picture backdrop, motion seconded by P. Lee.
- Complaints received regarding all parked vehicles being operatable and speeding continues to be observed on Lily Ct.

Prior Meeting Minutes: Secretary submitted the previous meeting minutes from BoD meeting held on Monday, October 9th, 2023, for approval. A motion to accept by Briana Kessler was seconded by LuAnn Gainsford and passed with no objections.

Old Business

2023 in Review (Debbie Condon)

- No approvals required to post on the Facebook page, formed a new Compliance Committee, established a brand-new website with HOA documents, local businesses, etc., landscaping at entrances was maintained with new stones and plants, yearly events (Easter Egg hunt, summer picnic, Christmas parade), provision of trees from Miller Brothers.

Christmas Committee Update (Carl Sowers)

- B. Bucher set up the Christmas light show with the music and programming. C. Sowers requested HOA due deduction for contributions to the show in the future. Currently ineligible for 2024 due reduction as the first place winners of the Christmas Light show.
- Request a review of the prizes/number of winners of the Christmas Light show in an attempt to encourage additional participation in the competition. Concerns raised regarding HOA revenue, if changes will encourage participation, and residents ability to participate. Any donated gifts (such as free garbage collection) could be included as a prize.
- Request regarding a neighborhood survey to get feedback on how to increase participation. Considerations regarding on changing up the rules to the competition. D. Condon and P. Lee to review survey strategy.
- PSA: E. Rodriguez children very upset not getting reindeer food to throw out into the yard.
- "Merry Christmas" sign had issues and already lost some lights, needs repairs.

New Business

Yearly Event Calendar (Board)

- Possible Santa reservation dates for the Christmas parade are December 7th, 14th, or 21st. December 14th would be the preferred day.
- E. Rodriguez putting on the yearly Easter Egg Hunt. Planned for Saturday, March 30th at 4379 Basswood Drive again. Need a neighborhood volunteer for the Easter Bunny costume.
- Friday, Saturday June 14th-15th is the Chapman Lake Garage Sale, Hawthorn garage sale will be scheduled for the same weekend.
- Summer Picnic is planned for July 27th, need to find a resident to host the event.

Board Meetings and Annual Meeting Scheduling (Board)

- October will be the Annual Meeting and will include the bi-yearly BoD Annual meeting. If positions are not contested by a resident then an election for the position is not required.
- D. Condon (president), P. Lee (treasurer), and PJ Leppo (secretary) will not be returning to the BoD for 2025. Please let a BoD member know if interested in filling a position.
- Next open meetings are planned for May 6th, August 5th, and October 7th.

Dumpster Rental

- Due to budget constraints a dumpster for neighborhood use was postponed until this year and has been budgeted for. Full size dumpster (30 yard) from Staffords, single fill, was \$421 in 2021 and \$506 in 2023. Take a vote on Facebook for best time for residents to have dumpster dropped off.

Street Repair

- Repairs were previously delayed until 2024 and have been further delayed until spring 2025. Cracks and potholes will be sealed this year. Troy Kintzel at the Highway Department recommended that the streets have micro surface completed in 2025. See attached handout.

Proposed Due Increase for 2025 (Debbie Condon)

- There have been no increases in dues since 2005, but the cost of supporting yearly HOA events with more residents and general maintenance has increased over time. Process to begin an increase in dues needs to be started in 2024 to meet CC&R requirements and to take effect in 2025.
- Two-thirds of voting homeowners would need to agree to a due price increase.

Treasure's Report (Peggie Lee)

- Checking account balance: \$4875.14
- Savings account balance: \$3702.79
- Number 2024 outstanding annual dues: 23
- Annual dues were due end of January, late notices have been mailed to homeowners.

Architectural Committee Report (James Sweeny)

- Nothing new to report

Compliance Committee Report (Tim Eshleman)

- Nothing new to report

Motion to adjourn from P. Lee and seconded by Briana Kessler. Meeting adjourned at 8:03pm.

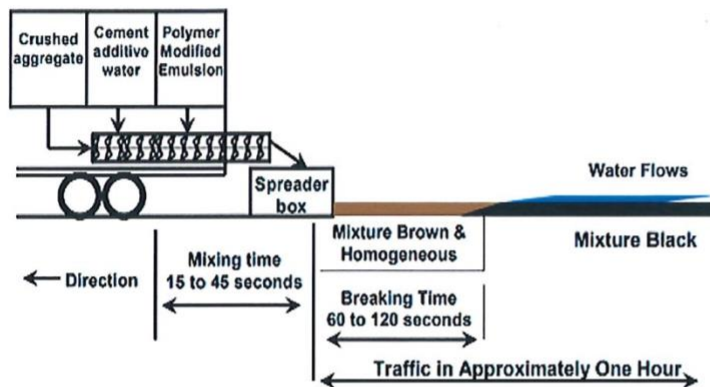


[Home](#) / [Transportation](#) / [Maintenance Operations](#)

Microsurfacing, explained

Information

The Portland Bureau of Transportation (PBOT) uses microsurfacing as preventive maintenance on deteriorated roads that are not yet bad enough to warrant full reconstruction.



Microsurfacing is a design mixture of polymer-modified emulsified asphalt, mineral aggregate, mineral filler, water, and other additives proportioned, mixed, and uniformly spread over a properly prepared surface.

The mixture is made by a specialized machine and placed on a continuous basis by mixing the materials simultaneously in a pug mill. Figure 1 shows the process in the microsurfacing machine, which results in a free-flowing composite material spread on the underlying pavement using a spreader box. The mixture's consistency permits even spreading over the pavement, forming an adhesive bond to the pavement.

It is used as a pavement preservation and maintenance treatment to improve the functional characteristics of the pavement surface and extend its service life. It can be used on pavements suffering from the following conditions:

Contact

Scott Bryan
Pavement Manager, PBOT

✉ scott.bryan@portlandoregon.gov

☎ [503-865-6243](tel:503-865-6243)



- Loss of skid resistance
- Oxidation
- Raveling
- Surface permeability
- Rut damage

Advantages

- Reduces life-cycle cost 25-45% compared to traditional resurfacing methods.
- Reduces greenhouse gases by 44% and energy use by 54% or more compared to traditional resurfacing methods.
- Reduces raw material by 35% or more compared to traditional resurfacing methods.
- Return to traffic within one hour
- Adds 6-8 years or more when applied for optimum preservation performance.



This photo shows a roadway divided by two counties. The one on the left went the Mill & Fill route while the one on the right chose to add a micro-surfacing treatment to the mix. The difference between the two surfaces four years later are dramatic!

[Learn more about microsurfacing here.](#)