

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

July 15, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kristy McComb, Jeff Dyche, Samy El-Tawab, Adam Hancock, & Kelly Meetze

Other Attendees: Hector & Jamie Lovo and Ena Scott - Owners

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:06pm (Kristy)
 - a. We have 4 of 5 Board members present to begin the meeting; quorum has been established.
 - b. Kelly joins at 6:40pm; all Board members are now present.
2. **Review and approve of previous meeting minutes from April 15, 2025:** Kristy motions to approve the minutes as written, Adam seconds, motion carries.
3. **Financial Review (YTD, June 30th):** Through the end of June, we have \$65,675.78 in total operating income and \$74,911.61 in total operating expense.
4. **Community Update:**
 - a. Curbs – All curbs that were damaged from snow removal have been repaired except for the one by the mailboxes on Blue Stone Hills Drive.
 - i. Rocktown will continue to follow-up with Curb Appeal to make sure this gets addressed.
 - b. Trash Pick-Up – Waste Management sent an estimate for tote service for the community, but the cost was about the same as the current vendor, Meridian Waste.
 - i. Meridian has modified their pick-up time to not be as early in the morning.
 - c. Gazebo – The interior and exterior of the entrance gazebo was power washed by Dirty Dog Carpet & Surface Cleaning.
 - d. ARC Guidelines – The document was updated and distributed to all owners; it was also updated on the website.
 - e. 2195 Deyerle Update – This property closed, and all delinquent funds were collected from the seller.
 - f. Tree Removal – The trees in the common area on Deyerle were removed by Big O.

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- g. Delinquency – There is one property owner that is over \$1,000.00 past due, and the association will be filing a lien and warrant in debt against them.
- h. Sales – Four properties have sold so far this year, ranging from \$312,000 - \$370,000.

5. Old Business:

- a. 350 Blue Stone Hills ARC – The owner informed us the garage door would be reinstalled in mid-August and will send the plans prior to the work being done.

6. New Business:

- a. Retention Pond – Jamie Lovo proposes a native habitat restoration project for the retention pond area, suggesting it would be lower maintenance than formal landscaping.
 - i. Adam mentions that while native plants could be planted along the banks of the pond, the existing maintenance agreement with the city requires regular mowing to prevent trees from damaging the embankment.
 - 1. He will get the maintenance agreement from the city to clarify the parameters for any restoration work.
- b. Annual Meeting – Adam will check with the county on the annual meeting space for this year.
- c. CD – Per the reserve study, there are no projected expenditures until 2027, and Bernard proposes taking \$40,000 from reserves and combining it with the \$110,000 currently being held in a CD through F&M, to reinvest \$150,000. The 12-month rates are currently between 3.9-4%.
 - i. Kristy motions to reinvest \$150,000 into a 12-month CD, Samy seconds, motion carries.

7. Member Input:

- a. Samy mentions that the cemetery area has not been maintained.
 - i. Rocktown will follow-up with Curb Appeal to have this addressed.
- b. Adam mentions that the tree growth around the retention pond needs to be cut down.

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- i. Rocktown will get with Curb Appeal on this as well.
 - c. The Board discusses concerns about large inflatable pools in residents' yards, with Kristy raising safety issues about fence height and Harrisonburg City requirements.
 - i. Rocktown will check city ordinances regarding pool size and fencing requirements.
- 8. Adjournment:** 6:52pm (Kristy)
- 9. Next meeting:** October 28, 2025 at 6:00pm