

**Crescent Ridge Townhomes**  
**Board of Directors Meeting Minutes**  
June 19, 2025 | 5:00 PM  
Location: Rocktown Realty (via Zoom)  
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Ken Reeves, Katie Stephens, Chad Branson, Joseph Wangerow, & Chad Wood

Board Absentees: John Bowman & Brenda Durden

Guest Attendees: Jeff Jones

POA Management: Bernard Hamann, Kristin Bosworth, & Sandra Craig

1. Call Meeting to Order & Establish Quorum: 5:00 PM (President Chad Branson)
2. Approval of Minutes from Previous Meeting (11/26/24): Chad W. motions to approve the minutes as written & Katie seconds – motion passes.
3. Financial Review (through 5/31/25): Current cash on hand is \$176,918.31, with total assets of \$176,918.31. Including some prepaid income of \$5,445.20 & owner contribution of \$1,000.00, total liabilities & capital are also \$176,918.31. Total income at this time is \$72,756.50 & total expenses are \$48,524.66, giving the association a net income of \$24,231.84.
4. Community Update
  - a. Entrance Sign: Ground Effects finished installing the sign along Taylor Spring Lane & it looks really nice.
  - b. 3530 Earthshine Roof Repair: The owner reported a water leak upstairs, so Senger Roofing completed those repairs.
  - c. Inspections/Violations: Violations are addressed with individual owners as Rocktown sees or is notified of them. The most significant recently was the use of a 4x4 in the community, but there haven't been any other reports since the owners were fined.
  - d. Parking/Towing: There have been some questions & complaints about the lack of visitor parking, but otherwise haven't seemed to be any issues since the signs were installed. Chad W. asks if there is a signed or verbal contract with JL Towing & says that they have not been answering phone calls. Bernard notes that JL tends to tow late at night, but they can be asked to have more diligence throughout the day.
  - e. Trash: There had been a significant increase in trash throughout the community, so Curb Appeal is doing extra trash pick-up for now.

- f. Mailbox Graffiti: Graffiti was reported in different spots on the mailboxes & a resident tried to clean it off. Valley Maintenance Services went to finish cleaning it up.
- g. Delinquency: There is one significant delinquency left & a warrant in debt was filed against them earlier this year. Rocktown asked the judge for the case to be continued & the next court date is next week. Rocktown will continue as long as the owners actively pay off their balance, but otherwise they will ask the court for a judgment & file a lien against the property.
- h. Sales: One unit – 1242 Bluemoon – sold this year. It closed on May 9<sup>th</sup> for \$324,000.

## 5. Old Business

- a. Waste Stations: The board decided to table the idea for now & not incur the added expense. If pet waste becomes more of a problem in the future, the idea can be revisited.
- b. 2025 Annual Budget: The budget was approved at the November meeting & is posted to the community's website.

## 6. New Business

- a. 1180 Harvest Trees: The original trees that were planted died or were damaged, so the owners of 1180 took it upon themselves to plant trees themselves. They were able to tell Rocktown that it's a small white flowering tree, & the landscapers think it might be a Kwanza cherry. Kristin checked with Rodamer's, who planted the original trees, & they said that they used Yoshino cherries, Kwanza cherries, Crepe myrtles, & Snowcones. It seems like the owners planted something that should match with other trees in the community.

## 7. Open Forum for Owners:

- Jeff says that his AC unit was in his window all last year, then asked for permission this year. He notes that it looks ok & is not at risk of falling out. His wife, Laura, had also thought that fines could not be assessed if they were appealing the violation. Chad B. feels that a window unit in a nice community looks unsightly no matter what. Bernard also says that any exterior modification calls for an approval from the board & the association can impose immediate fines. Jeff questions why there is an option for approval at all & asks if they can pay \$50 per month for the summer, but Bernard points out that that could result in a cease & desist.

- Jeff says that the parking was one pro to them moving into the building they did, but they are now stuck with a tight two spots. Other people have been using the extra spots as their permanent parking spots, so any guests have to park at the unfinished end of Bluemoon. He asks if space can be marked off for his unit to have a third space & also thinks that people are renting out extra space. Chad B. notes that Crescent Ridge has more parking spots than most similar communities & points out that only two spaces are required per townhouse. Bernard says that the request is a difficult one, because it would be unfair to allow for a small number of residents. It would also be hard to enforce parking without stickers & a tow company patrolling the community. Rocktown could reach out to specific owners, though, if they are notified of issues. Chad B. says that the developers tried to limit extra vehicles through the governing documents & Bernard points out that there are going to be a multitude of situations (ex. children who drive, multigenerational families, etc.).

8. Next Meeting: Thursday September 11, 2025 @ 5 PM – Rocktown Realty

9. Adjournment: 5:32 PM