

Crescent Ridge Townhomes POA
Board of Directors Meeting Minutes

September 11, 2025 | 5:00 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Katie Stephens, Brenda Durden, Joseph Wangerow, & Chad Wood

Board Absentees: Ken Reeves, Chad Branson, & John Bowman

POA Management: Bernard Hamann, Kristin Bosworth, & Erica Crawford – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 5:00 PM (Vice President Chad Wood)
2. Approval of Minutes from Previous Meeting (6/19/25): Joseph motions to approve the minutes as written & Chad seconds – motion passes.
3. Financial Review (through 8/31/25): Current cash on hand is \$188,456.33, with total assets of \$188,456.33. Including some prepaid income of \$4,956.02 & the owner contribution of \$1,000.00, total liabilities & capital are also \$188,456.33. Total income at this time is \$107,541.86 & total expenses are \$71,282.82, giving the association a net income of \$36,259.04.
4. Community Update
 - a. Airbnb: Owners recently reported that there was an Airbnb being advertised on Harvest Court. The homeowner has been contacted to notify them that short-term rentals are not allowed, so they need to cease any rentals shorter than 12 months.
 - b. Reserve Study: The last study was done in 2021 & they need to be completed every five years. Bids will be acquired from at least three companies for the board to choose from, then the study will be commissioned. Once the draft is complete, management will review that with the board as well to make sure that no edits are needed. The final copy will be posted on the community's website.
 - c. Delinquency: There are currently 11 owners with past due balances, ranging from \$100 to \$550. Most of these are roof assessments or dues that are late by a couple of months, so delinquencies overall are minor.
 - d. Sales: There is currently one active listing (1206 Bluemoon), while two others have sold this year. Sales have been slow, but less demand has been seen in sales nationwide.

5. Old Business

- a. 1180 Harvest Trees: The owners are still taking care of the trees they planted & they seem to be doing well.

6. New Business

- a. Yard Sales: An owner had reached out about having a community-wide yard sale for anyone who would like to participate. The idea would be for owners to have their own individual sales on their properties & buyers could go from home to home. Brenda thinks that parking would be too much of an issue due to the layout of the community, & Katie agrees with the congestion concerns. Joseph is not opposed to yard sales in general, but agrees with the parking concerns. He would like a more specific plan/more overall information before making a decision.
- b. Wildflowers: It appears that at least one owner – possibly more – planted different flowers in the driveway dividers. They began spreading to other properties, though, & residents have complained that the flowers keep coming back. This is something that could be added into the landscaping scope of work to keep everything consistent & so individual residents are not expected to get rid of the flowers. Rodamer's marked the original plants they installed, so Curb Appeal can more easily identify what needs to stay or be removed. Brenda agrees that wildflowers will continue to get worse if not addressed now. She suggests that a section of common area be used if residents would like to help pollination, etc. Chad would like to have everything cleaned up by Curb Appeal & charged back to owners for now. In the future, he would like for everything to remain consistent & for owners to be liable for that, with fines assessed as needed.

7. Open Forum for Owners:

- Chad says that 3523 Earthshine has several pieces of siding falling off the front.
- Joseph would like to revisit the idea of lighting for the mailboxes & two entrances. Brenda does not see the need for lighting at the entrances, since the new sign is large & easy to see at night. Bernard says that Rocktown can follow up with Chad B. about ideas for lighting.
- Chad would like to revisit the idea for solar spot lights on the entrance sign, & Bernard says it is an easy purchase from Amazon.

8. Next Meeting: Thursday December 18, 2025 @ 5 PM – Rocktown Realty

9. Adjournment: 5:23 PM