

The 2025 ISHOA Annual Meeting for all Lot Owners is scheduled for Wednesday, 14 May 2025, at 7:00 pm

A Community Social is planned for 6:00 pm

Meeting is scheduled to be held at the Earlysville Volunteer Fire Department, 283 Reas Ford Road, Earlysville

<p style="text-align: center;"><b>Indian Springs Homeowners’ Association, Inc.</b>  <b>2025 Annual Meeting Agenda</b>  <b>14 May 2025</b>  <b>7 p.m.</b></p>	<p style="text-align: center;"><b>Indian Springs Homeowners’ Association Board of Directors Meeting Agenda</b>  <b>05/14/25</b>          (to follow Annual Meeting)</p>
<p><b>1. Call to Order</b>          Attendance          Establish quorum          Introductions          General Announcements</p> <p><b>2. Officer’s Annual Reports</b>          President          Treasurer          Grounds          Dam          Architectural Review Board</p> <p><b>3. Voting</b>          Election of 2 Board Members</p> <p><b>4. Open Discussions</b>          Internet Upgrade to Indian Springs</p> <p><b>5. Adjournment</b></p>	<p><b>1. Establish Quorum</b></p> <p><b>2. Board Membership Responsibilities</b>          Acknowledge new members; assign roles</p> <p><b>3. New Business</b>          Selection of new ARB members          Schedule next ISHOA Board Meeting(s)</p> <p><b>4. Open Discussions</b></p> <p><b>5. Adjournment</b></p>

## President's Report – 2025

Our Homeowners' Association continues to work well because of great people volunteering their time and expertise to keep it going. Add to that folks being cordial or downright friendly to each other and things go very well in our neighborhood.

Every aspect of the HOA depends on lot owners who volunteer their time, or in some cases, their spouse's time, to keep all the little details of our community running like a Swiss watch. And when things are working as planned, you hardly see or hear about anything problematic. When things don't go as planned (a tree falls, the fence breaks) you are very likely to see Jeff Kunkle fixing it before you even knew it was broken. Once again my thanks go out to my fellow Board members and the ARB members, to the Grounds Committee, the Dam Committee, the Social Committee, the families who pick up trash at the front of the neighborhood, the website team and especially Jeff for all the volunteer work. Without all of you we would not enjoy the features of this neighborhood as much as we do.

Since our last annual meeting in May of 2024, we have had less growth than during the previous year, and we seem to be getting back to "normal" in terms of changes in the neighborhood. By my count we have 42 built homes out of 50 lots, which tells me there are more people I should know better.

Since last year's meeting here are the activity highlights that I want to call to your attention:

- 1) Last May, the new Board decided on the following officers for the upcoming year: President – Bucky Walsh; 1<sup>st</sup> Vice President and IT – Bryan Davis; 2<sup>nd</sup> Vice President and Grounds – Jeff Kunkle; Treasurer – Mike Scott; Secretary – Peggy Cronin; Director – Maria Graham. It is worth noting that only the President has to be on the Board, other officers need not be Board members.
- 2) The Board elected to have 4 scheduled meetings after the annual meeting.
- 3) Chase Williams was appointed to the ARB.
- 4) The Board had found it very convenient to meet by Zoom during COVID, and has continued that practice. We met in person after the last annual meeting and then by Zoom 4 more times since then.
- 5) Charlie Patterson continues to lead the Dam Committee, which focuses on the maintenance activities necessary for the Dam.
- 6) Dottie McFalls, Liz Rollo and Mike Bachmann have been assisting my favorite neighbor Dee Walsh keeping the website updated. If you do not do so already, you will want to check the [www.indianspringshoa.net](http://www.indianspringshoa.net) website regularly – there are updates all the time. Check out the Members Only area of the website and look at the Community News and the Calendar sections regularly to avoid missing out on something you want to know.
- 7) In considering the budgeted expenses, our reserve study and continuing inflationary pressure the Board voted to raise the annual assessment from \$550 to \$577.50 per lot for 2025.
- 8) We have more people in the neighborhood, and with more people have come more pets. Most folks don't walk their cats, so the following note is related to dog owners. All dog

walkers are reminded to collect their dog's more substantial leavings unless the owner of the lot tells you otherwise. Littering by your pet is not appreciated by all.

- 9) Fiber to the home Internet is scheduled to begin installation in our neighborhood in Spring. Remember that Spring will run until June 20<sup>th</sup>. I believe Firefly, the provider, still needs Dominion to run fiber for them down Markwood in Dominion's underground easement before we can be hooked up. The schedule may slip a bit, but at this time I expect it to get to us sometime this summer. Fiber installation in the neighborhood will be underground, and the HOA has the authority to grant easements for this throughout the neighborhood. If you have not signed up with Firefly, you probably want to do so as this will let you avoid install fees if you take the service when they come through and does not obligate you to get hooked up then if you do not want to. You'll still be able to get service later, you will just have to pay an installation charge to do so. Feedback on Firefly indicates that they are one of the best ISPs going. With a local headquarters, they already know when a big storm has come through. They have more than 35,000 customers now, and are continuing to grow – they are wholly owned by Central Virginia Electric Co-op. Their two internet plans are 100 Mbps symmetrical for \$49.99 or 1 Gbps symmetrical for \$79.99 per month. You can add on voice phone service as well if you would like to completely drop your current phone service.
  - a. To register with Firefly: <https://register.fireflyva.com/>
  - b. To check on the progress of our part of their build project: <https://www.fireflyva.com/partners-albemarle/> and scroll down to the section on “RISE – Albemarle (Windrift)”

We would love to see more of our neighbors volunteering to be on the Board. Serving a term as President or Secretary, for example, looks great on your permanent record and will undoubtedly be the path to fame and fortune.

Bucky Walsh  
May, 2025

## Treasurer Update – Annual Meeting May 14, 2025

### 2024 Results Recap

Income:	\$30,038
Expenses:	\$27,837
Excess/(Shortage):	\$ 2,201

- Notable income items for 2024 included \$1,634 of interest on reserve funds.
- Notable expenses were:
  - \$14,640 for common area turf maintenance
  - \$3,537 for tree and root removal on the dam
  - \$1,936 for tree clean-up and other common area maintenance
  - \$880 for office expenses – web site, email accounts, P.O. Box rental and ZOOM subscription.
  - \$1,101 for insurance
- In January of 2025, we transferred \$480 to our reserve account, satisfying our 2025 Reserve Study targeted beginning balance of \$39,477.
- Year-end results showed a total Fund Balance of \$40,385 (combination of checking and Savings/Reserve).

### Financial Oversight

- To ensure proper oversight of our ISHOA finances, Bucky Walsh (President) and Mike Scott (Treasurer) met on April 6, 2024, to review the financial records. Records were found to be accurate and complete.

### 2025 Budget

- The 2025 operating budget is patterned after the actual expenses incurred in 2024 together with past trends. The annual assessment was raised this year to \$577.50 per lot.
- The budget calls for income of \$30,975 and expense of \$30,679, *including a Reserve funding transfer amount of \$4,334.*

### Annual Year End Reserve Fund Balance – Business Money Market Account at Atlantic Union Bank

- 2018 - \$15,219
- 2019 - \$18,845
- 2020 - \$23,864
- 2021 - \$28,867
- 2022 - \$28,880
- 2023 - \$31,678
- 2024 - \$38,996

If anyone has any questions or would like additional clarification, please contact me.

Mike Scott

Treasurer Upd. 25-0514 Annual Updated

## **ARB report – May 2025**

### **New construction:**

- Construction for Lot 38 was completed.
- Construction on Lot 9 began in August and is nearing completion. The ARB is currently reviewing the final landscape plan.

### **ARB requests and communications:**

*The ARB reviewed and approved the following requests from lot owners:*

- Fence installation (approved for three lots)
- Greenhouse and shed
- Debris and tree removal (approved for two lots)
- Patio and/or shed (approved for three lots)
- Workshop
- Sign and flagpole
- Pool

*The ARB engaged with lot owners on the following items:*

- Worked with an out-of-town lot owner to clear a fallen tree
- Requested attention to boat parked in driveway
- Followed up on fence painting project
- Referred request for placement of a free library to the Board

Dam Committee:

This past year we completed the tree removal project from the face of the dam.

Charlie Patterson attended a 1 day seminar put on by the State on dams.

Three members attended an afternoon meeting with the state & county: Tom Rollo, Scott Davis & Charlie Patterson.

Charlie Patterson posted No Trespassing signs on our fence facing our Markwood Road neighbor & met with him to explain to him that he is not to enter our property & tell him to stay away from our pond.

Dam Committee members regularly check on the dam looking out for rodent nests, erosion, grass height & other assorted dam problems.

## Grounds Committee

- Maintained fence line. Will continue painting and repairing boards in the coming months. (Thank you to Mark and Charlie for procuring replacement boards for upcoming fence repairs.)
- Cleared trails and common areas following multiple winter storms. Cleared several downed trees. Continuing work to address large tree down across trail.
- Coordinated with lot owners on tree planting around easement at front of neighborhood.
- Thank you to Mark for managing the mowing contract with Champ Lawson.

## Website Annual Report 2025

Brian Spraker, of BsnTech, is currently providing our HOA with BOD email access in addition to hosting/webmaster services. Total costs for the year have been only \$200 - due in part to extremely reasonable pricing from Mr. Spraker, and also because community volunteers help to maintain the website. I would like to acknowledge and commend Dottie McFalls, Liz Rollo, and Mike Bachmann for volunteering to help maintain the website. Their efforts are so very appreciated! And I would like to encourage any other interested lot owners to volunteer, as well. There is always something to do, from proofreading to image management to posting new info!

The primary function of the website is to host all relevant documents (in the "Members-Only" section) and to support owners and the public with additional information about the HOA, local and community items of interest, and graphic images. Every homeowner should have access to HOA documents online, paralleling what the Secretary keeps in digital and hard-copy forms.

Please refer to the Calendar in the "Members Only" section for meeting dates, schedules for volunteer litter pick-up and tree watering responsibilities, and any other planned activities.

Suggestions regarding content additions/deletions, observations about formatting or broken links, and especially contributions to the Photo Galleries and "Postings" sections are very welcome – so keep those communications and photos coming!

If the photos contain images of residents and/or their homes, permission to publish them online should be obtained by the person sharing the photo and communicated to the Secretary. Only "non-human" images are posted in the public gallery; any photos that feature residents and/or guests will be published in the private gallery located in the password-protected "Members-Only" section.

All comments and submissions to the website should be sent to [secretary@indianspringshoa.net](mailto:secretary@indianspringshoa.net). Should you need the password to the Members Only section, please contact the Secretary as well. Submitted 5/17/25 following the ISHOA Annual Meeting on 5/14/25.

Dee (Denise) Walsh