

Dowlin Forge Station

Annual HOA Meeting

2/27/2020

**Update from the Metropolitan Group**

They estimate 6-10 weeks to get the tot lots installed. They will be installed in the 2 locations listed on the plans filed with the township.

Dedication is planned to be completed before the next winter season, hope to have done by the time school is back in the fall but the realistic goal is before the next winter season. This is contingent on DR Horton's ability to finish the homes on Clayton and the spine road (Nichols and Seven Springs)

Sewer treatment plant update- expecting to have power by mid-March and then fully commissioned around 90 days after that.

Questions:

1)The 4 houses on Nichols have water issues behind them, is this part of the dedication plans?

Metropolitan will have to look at the exact plans, but part of the dedication requirements is the re-grading requirements. Metropolitan will send those plans to Jess and Lee.

2)There are big issues with the rocks in the back yards, will they be fixed?

Jon will have to look, but the township will not sign off until the visible items that have to do with storm water drainage and grading are resolved.

3) What will they be doing with the historical building?

Using for storage.

4)Are there going to be lamp posts throughout the neighborhood?

No, they are not on the plans

5)Any updates on the trees that are supposed to be added to people's lots?

No, DR Horton's court. Jess will follow up and copy Jon from Metropolitan.

6) Will they fix the sidewalks that end before they should?

If the plans show that there is supposed to be a sidewalk, then it will need to be resolved before the township will sign off.

7)When will the pipe be removed behind Tucker, Harner, etc.?

This is part of the dedication plan to be completed by the Metropolitan group.

8) Where are the tot lots going to be located? Can we petition to move them?

Where they appear on the declaration documents on the declared plans with the township. And we cannot petition to move them since they are on the plans. Gia will talk to the township to fully understand the discrepancy in the plans from Horton versus the declared plans.

9) Will the trees behind the townhomes be fixed? Behind Harner? Will they go into the yards?

Metropolitan will verify with the plans.

10) What can we do to increase the safety around the open excavations?

Jon takes the emails he gets and sends them to the management team to get resolved.

11) What are we paying for with the townhomes HOA fees? Have not seen any landscaping?

Includes the share of the common area maintenance and the insurance on the homes. It takes 4 years to fully establish the lawn please be patient. Will work with the landscaper to understand and publish the fertilization and maintenance schedule. The fall is typically the best time to do the lawn maintenance to seed the lawn. Lee had met with the landscaper to understand their plan and what they are doing around the neighborhood.

12) Can we get a copy of the insurance policy for the townhomes?

Will put on the HOA website: <https://www.hanocpas.com/dowlin-forge>

13) What is the sewer rate based on? Will it be more or less than when the sewer plant is turned on?

Comparable rates with comparable communities. Trying to mimic what the rate will be when the sewer plant is turned on.

The annual balance sheet, profit and loss statements and budget were provided.

Meeting was adjourned.