

## **ACNA Meeting Minutes July 23, 2013**

The meeting of the Allen County Neighborhood Association was held on July 23, 2013 at 7:00pm in the Omni Room in the Garden Level of the Citizen Square Building. The meeting was called to order at 7:00pm by Dan McCrea, Co-Coordinator. Twenty-eight residents were in attendance along with Nelson Peters, County Commissioner.

Dan began the meeting by having all of the residents in attendance introduce themselves as well as the Association they represent.

Joanne Bergman asked each person in attendance to write down one item that they felt their Association was good at doing. These items were picked up during the meeting and will be reviewed by the coordinators. The coordinators plan to use these items to help other residents who may have questions or are looking for help from the ACNA.

Due to scheduling conflicts, Attorney Bob Eherenman was not present to answer legal questions pertaining to associations.

### **Dave Fiess, Vector Control Director for the Allen County Health Department**

Dave presented to the ACNA previously. His presentation at this meeting was to discuss mosquitoes and other pest control ideas. He stated that the weather greatly affects mosquitoes and the County's ability to spray to control them. Last year, the prolonged summer drought left the County with very few mosquitoes. This year's wet weather has led to a bumper crop of mosquitoes. Dave distributed two handouts to those in attendance: "Bug Off: How to take the bite out of mosquitoes" and "How do I choose an insect repellent".

According to Dave, there are over 40 species of mosquitoes. Of these 40 types, only 6-7 actually carry diseases. The disease carrying ones are the ones that the County is concerned with. The remaining mosquitoes are simply "nuisance" mosquitoes which bite and draw blood but do not carry disease.

Nuisance mosquito's eggs can last up to ten years and are laid in low lying areas, waiting for water to allow them to hatch. These nuisance mosquitoes can be very aggressive and can fly ten to fifteen miles looking for food.

Dave stated that the County has not begun the spraying program so far this year. The spraying program is for the disease carrying mosquitoes. To date, they have been trapping and collecting mosquitoes and when they find any disease carrying ones, they spot treat to kill them. Since the nuisance mosquitoes can fly such great distances, spraying for them is not cost effective and the Health Department has limited resources available this year. The best defense against the nuisance mosquitoes is repellent and clothing.

The spraying program was begun in the 1970's to fight an outbreak of St. Louis encephalitis. The County maintains a breed site list and treats these areas accordingly. Mosquitoes like shallow water sources, as little as 1/4" of water. Large bodies of water, like retention ponds, are not a source of mosquitoes. Stagnant water in bird baths, old

tires, clogged gutters, potted plant bases and other containers are the real breeding grounds. The best method to fight mosquitoes is to eliminate these water sources.

The Health Department has four technicians who work in the field. These technicians check the known breeding sites and any areas where residents file complaints. They trap mosquitoes nightly and test them for disease. To date, three samples have tested positive for West Nile Disease.

With the limited resources, the Health Department tries to find the breeding source and eliminate them there. Spraying large areas is expensive and it is much more cost effective to spot treat the source.

The peak times for mosquitoes are July – September. Mosquitoes love hot, wet weather. Having residents removing the water sources is the best way for Associations to control the mosquito population. Dave also said that mosquito fish are available from the Health Department, while they last. 5-6 of these fish are all that is needed to control mosquitoes in a small pond.

If dead birds are found, this may be a sign of disease carrying mosquitoes (birds also die when flying into house windows). The Health Department asks that you call and report the dead birds. There is no reason to keep the birds. Double wrap and dispose of them in the trash. Call and report the situation and the technicians will come and investigate for disease carrying mosquitoes.

Questions:

- Are natural wetlands a breeding site? The Health Department will test for disease carrying mosquitoes, but most wetlands have “frog biters”, mosquitoes that prefer to bite frogs.
- Recommended repellants? Hand foggers will work but the chemical in them breaks down in sunlight. These foggers also kill honey bees. The best time to use them is at dusk, after the honey bees are back in the hive. Dave suggested referring to his hand out for the type and duration of exposure and choose a DEET repellant accordingly. Mosquito dunks are good for use in high gutters where reaching is difficult. These dunks treat approximately 100 square feet so several of them would cover most gutter runs.
- Chiggers? 30% DEET will repel chiggers.
- Can water in lawns be breeding sites? Water that sits in a lawn for more than one week could be a breeding site. Most lawns don't hold water for that length of time.
- Are candles effective? If you are sitting still, they may help but you would need 5-6 candles to get enough repellant around you. Sitting amongst that much repellant probably isn't good for your health.
- Being in the path of moving air from a fan keeps mosquitoes at bay.
- The Health Department can be reached at 260-449-7459 or [www.allencountyhealth.com](http://www.allencountyhealth.com)

**Lisa Downey – Northeast Management Group**  
**Kyle and Court Newcomb – The Newcomb Group**

A dual presentation on Property Management companies was next on the agenda. A handout from both companies outlined the services that Property Management

Groups provide. There are three basic services: Financial; Administrative and Property Management Services. A brief review of the hand out was given. Court suggested the bulk of their time be used to answer questions.

- It is strongly recommended that Association build up a financial reserve. Sidewalks need repair, street lights fail and entrance signs age and need repair. It is best to prepare for these cases in advance.
- Can you recommend a Condo Insurance Company? Court stated that they deal with over fifty sources for insurance. Contact them and they can recommend a few.
- What is the charge for a property management company? Both Court and Lisa stated that it is a case by case situation. Costs vary greatly depending on the assets of the Association. Having club houses, pools, employees and the number of residents all greatly affect the cost.
- Why have a Management company? The main reason is continuity. You still have a Board and make all the decisions. The management company simply administers to your covenants. You are the boss.
- Management companies handle all architectural issues and complaints. Not being a resident is usually a good thing when it comes to disputes.
- How do management groups communicate with Boards? They attend meetings, communicate by phone and email.
- Rates for services? Usually a number of houses / month x 12 months.
- Most areas of the County use management services. Budget for the service and plan to use them.
- How do you get a dues increase across to pay for the service? Tell the residents to get involved or pay more to have the service do the work!!
- Roof repairs – how are they scheduled? Management services will have a set maintenance schedule. The plan is put in place, a schedule is set, money is budgeted and the repairs are done on schedule.
- How do you bid repairs? Both companies always get three bids for repairs.
- Will you amend covenants? Yes, but this is a service on top of the set cost. The management company will work with an attorney; follow the set covenants rules and work to amend, for a fee.
- Do you have to have the “all or nothing” approach? Lisa stated that she has associations that are custom tailored. They will make the program work for your association.
- If a flat rate is charged, how do you handle special cases? There is a contract in place that states exactly what they are responsible for. Both companies stated that they only charge for what the contract states and won't bill for anything else unless it has been discussed beforehand.
- Do you service smaller associations? Court said he had one association that had only 28 homes.
- How successful are you at collecting assessments? Court said he had a 98% success rate for collections. They do what is necessary to collect.

- How do you start the process of hiring a management company? A questionnaire is sent and filled out. The management company will then come and meet with the Board. Discussions are held and if all are in agreement, a contract set up.
- What if after a year you feel you don't need the management company? The contracts are generally for a one-year period. A thirty day notice is required to notify that the services are no longer needed and you can cancel. Court and Lisa both stated that you won't go back – once you see all of the benefits, you will not go back to your old way!
- Management companies stay up to date on all State and County laws and notify associations as needed. They also can handle tax returns, entities and incorporation paperwork.
- Do any associations have voluntary dues plans? Both Lisa and Court said they never heard of any.
- How are regular maintenance schedules set in Villas? If it is in the budget and approved, the work is scheduled and done. Since it is already budgeted, it is approved. There is no reason to seek another approval.
- What is the break down of Villa vs. Homeowners? Lisa stated that she managed one office, four villas and twenty communities. Court stated he managed one office, thirteen villas and sixteen communities.

### **Open Forum:**

Dan passed out a compilation of questions and answers titled “Frequent Legal Questions and Answers from Neighborhood Association Members”. This compilation was taken from past meeting minutes and grouped according to topics. It was presented to allow resident to see the topics and the answers from the lawyers. Dan asked that the group look over the handout and ask any questions on it.

The question on getting overdue dues paid was raised. Can the names of the residents who have not paid be published in a newsletter to association members? All were in agreement that posting names is not allowed. You can post addresses and / or lot numbers, but not names.

There was a general discussion held on mailboxes, both community and cluster and making the change to them. A resident wanted to make all of the mailboxes in there addition uniform. It can be done but there is a cost and you will need agreement amongst the residents.

The meeting was closed at 8:25pm. The next meeting is scheduled for **October 22<sup>nd</sup>** at 7:00pm in the Omni Room in the Garden Level of the Citizen Square Building, 200 E. Berry.