



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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MINUTES
BOARD OF DIRECTORS MEETING

June 19, 2026

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Gayle Jessee	Treasurer	2028
	Linda Ennis	Secretary	2026
	Tom Edwards	Director	2026
	Linda Franklin	Vice President	2027

Board Members Absent:

Others Present: Amanda St. Clair Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 5 Board members in attendance. The meeting was called to order at 10:00 AM in the Clubhouse of Village at Tinker Creek.

II. OWNERS' FORUM

An owner asked where the nature art went from the pond area. Tom Edwards said they are temporarily in storage.

III. READING OF THE MINUTES FROM PREVIOUS MEETING

Draft minutes are posted on the cork board in the library, as well as on the website. A motion was made (Edwards) and seconded (Franklin) to waive the reading of May 15, 2026, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through May 31, 2026 for review. The account balances through May 2026 are:

- Operating Account Balance - \$13,529.03
- Operating Reserve Balance - \$ 13,341.30
- Capital Reserve Balance - \$144,417.52
- **Total Combined Assets - \$ 171,287.85**

A motion was made (Ennis) and seconded (Franklin) to approve the financials through May 31, 2026. Motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

6/19/2026

The June report will be brief with the only item to report involves the demise of our very heavy oak framed mirror that had been holding the dining room wall upright for a few years. Gravity finally won out and the frame and mirror parted ways. I'd like to thank everyone involved for their input concerning a replacement and I especially wanted to thank Cathy Lindstrom for putting in shopping time to find a new mirror for the dining room. Thankfully, with some touch-up painting, a little help with the mirror hanging from Mike Belcher, and a quick trip to the transfer station to dispose of the broken mirror, we can now mark that project as completed.

With the long hot days of summer, the Social Committee has also taken a break with no social events on the calendar. We will, however, be gearing back up later for our End-of-the -summer event on Sunday, August 30th. Stay tuned for details.

Respectfully submitted,
Caroline Hodges

Clubhouse Maintenance Report

June 19, 2026

Good morning,

At our last meeting I asked the board to approve the repair of the 4 columns at the grill area. The board approved the estimate of \$700. By Legacy Home Builders. The work was completed on Monday June 15. One of the columns was worse than the others Michael Belcher corrected the rotten wood at no extra charge.

The board approved the purchase of a handrail for the stone steps going down to the fire pit. The handrail was installed on May 30 by Tom Edwards and Richard Wickham at a cost of \$156.49.

I reached out to the board on Monday May 18 to inform them that as of July 1, 2026 Richard and I will no longer oversee the clubhouse maintenance. I will be full time sitter for our new Granddaughter.

Catherine Lindstrom is the liaison for the clubhouse, and she said she will be taking that over with the help of Brian and Melody Boyington.

Richard will still do the monthly fire extinguisher checks and check the fire alarm. He will still take care of the ADT system and door code changes as needed.

Annette Wickham
Clubhouse Maintenance

Landscape/Pond/Park Committee Report

Landscape -

With the recent weather conditions our landscape company has faced challenges keeping a schedule for mowing.

We monitor the weather along with the landscape company on how to proceed each week with the unpredictable weather.

With dry conditions we know mowing will burn the grass and without rain it will become dry and bare on the properties.

We would like to remind the homeowners that it's not always an easy decision to come to and your patience and understanding that the crew is playing catch up in between the weather. We have 47 acres in the community that is maintained.

Please continue to email the landscape chairperson with any concerns or changes to your landscape areas.

Asplund removed and pruned trees in the HOA the week of June 1st. Shrubs and bushes were trimmed by the landscape crew during this time.

Landscape funds are used around the entire HOA. There are areas, specifically common areas that we use to improve the aesthetics of the streets. Many of us use our own funds to replace shrubs and improve the common areas. With so many shrubs becoming overgrown it becomes a challenge to decide what areas we can use our funds on.

Our plans now are for some areas on Old York around the cul de sac. One area was completed last year by the homeowner and with help from our volunteers that used their own money for shrubs and perennials except for purchasing mulch for the bed.

Trees on your own property that become diseased are not covered by the HOA. You have the responsibility to have these removed. You may contact any landscape member for verifying where your property line and HOA areas are.

Pat Stultz volunteered to help plant new shrubs in the common area at Langley Place, Theresa Edwards used her funds for purchasing these shrubs.

Jim Nicholson pressure washed the brick walkway on Sumpter Place leading to the round brick enclosure. THANK you Jim for volunteering your time.

Diane Roberson and JoAnn Reddout of South Battery added flowers to Kathy Whalen's common area. We appreciate the homeowners taking an interest in maintaining these common areas.

Lynn Yates donated a shovel, rake and branch cutter to the clubhouse garage. Thank you Lynn!

Once again thanks to Barbara Hassell for contacting the county to remove the gravel on Flora Farm and Old York, the roads look much better.

At this time, we would like the BOD to approve removing a maple on South Battery that is infested with lanternflies. A branch broke off and we are waiting for estimates to remove the maple and grind the stump. At the homeowner's request we will not plant a tree in this area which is agreed upon by the landscape Chairperson.

A motion was made (Franklin) and seconded (Ennis) to approve up to \$1600 for the removal of the infested maple tree. Motion carried.

Pond -

The pond continues to be "geese free".

Thanks to Skip Folks, Jim Nicholson, George DeHart and Jerry Stutz for trimming the trees over the pond area.

Theresa Edwards
Landscape Chairperson

Architectural Review Committee (ARC)

Mission Statement

The Architectural Review Committee (ARC) of the Village at Tinker Creek Homeowners Association is dedicated to preserving and enhancing the aesthetic appeal, property values, and overall quality of the community. Our mission is to ensure that all architectural modifications and new constructions within the community adhere to established guidelines and standards that reflect the harmonious and cohesive vision of our neighborhood.

Purpose Statement

The purpose of the Architectural Review Committee (ARC) is to ensure that any exterior changes or additions to homes within the community are consistent with the established design and aesthetic standards and comply with governing documents and local building codes. This helps maintain property values and creates a cohesive appealing neighborhood look.

It is important to recognize the outstanding ARC Team. They make time to review requests thoroughly, visit sites when necessary, and ask tough questions. They are critical thinkers who are dedicated to our Village. I am grateful for the opportunities to work alongside them.

ARCHITECTURE CHANGE REQUESTS approved by ARC

- 801 Sumpter Place: after letter from Hall, homeowners submitted request for roof replacement and new design gutters
- 731 S Battery drive had 2 requests:
 - replace garage door with different style
 - replace plastic edging around border rocks with bricks for safety and appeal in back of house
- 1265 Trafalga Dr 3 requests:
 - add sidewalk from driveway to south side porch
 - add 10' X 13" patio to back of house
 - Add firepit to patio area
- 825 Walhalla Ct requested to install 1' x 3' window to side of house for natural light

UPDATE

Driveway Guidelines revised and approved by ARC June 19, 2026. Copy attached

NEXT MEETING Monday, July 13, 2026, 1:00 PM, VATC Clubhouse

Respectfully Submitted,
Gerri R. Wade, Chairperson

Communication Committee Report

Barabara Hassell wanted to say thank you to all the volunteers. Pointing out all the board members and owners who do volunteer their personal time to work on the community.

Communication Committee /Division of responsibilities:

Barbara Hassell-Editor -Email: hassellbarbarao@gmail.com

Linda Ennis-Gather materials -Email: lindaennis50@outlook.com

Andy Daly-Write Articles-Email: horsepoopdaily@yahoo.com

Lynne Croner-Computer Processing Email: ellencroner@gmail.com

VI. BUSINESS

Utility Easements

A homeowner was upset with Glo Fiber's and having to water the grass. The board discussed utility work in residents' yards, clarifying that homeowners must handle complaints directly with the utilities as the board has no authority over such matters.

Clubhouse Rentals

The policy prohibiting balloons inside the clubhouse is mainly due to safety concerns and damage to the fan system. The policy remains in place.

Gaston Paving

Director Franklin has been working to acquire three bids to pave Gaston. The board will review detailed proposals and consider the best value option before deciding. Whitaker Paving \$44,770 Richard E Asphalt \$72,000 Lucas Paving \$48,200.

Owner Portal

Management announced that the new property management system will launch on August 1st, requiring residents to register online or by mail to access their accounts and submit work orders.

Forms – there are copies of forms in the library for owners who may need to submit a change request or form for the Board or a committee's review.

Website – please accept this friendly reminder to use the association's website to access the Clubhouse calendar, change request forms, board and committee meeting announcements, minutes, and other valuable resources. www.vatcreekhwa.com The password to the protected section of the site is VATC6101. The password will be updated periodically.

VII. EXECUTIVE SESSION

VIII. NOTICE OF NEXT MEETING

The next board meeting will be held July 17, 2026 at 10:00 am at the Clubhouse.

IX. ADJOURNMENT

The meeting was adjourned at 10:56 am.