



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
P.O. Box 20468 Roanoke, VA 24018

Chrissy Greene/Vice President of Association Management – cgreene@hallassociatesinc.com
Amanda St. Clair / Association Manager – astclair@hallassociatesinc.com

**MINUTES
BOARD OF DIRECTORS MEETING**

October 24, 2025

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Gayle Jessee	Treasurer	2025
	Linda Ennis	Secretary	2026
	Tom Edwards	Director	2026

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

- ❖ Treasurer Jessee spoke about the water authority repair on Greenville.
- ❖ Another homeowner asked about the speeding on Flora Farm in which Vice President Franklin explained everything that he board has been doing to combat this issue.

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 (Franklin) and seconded (Edwards) to waive the reading of September 19, 2025, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through September 30, 2025 for review. The account balances through August 2025 are:

Operating Account	\$ 15,808.15
Operating Reserve Account	\$ 12,874.35 (Includes \$1,263 from Park Fundraiser)
Capital Reserve Account	<u>\$136,139.56</u>
Total Combined Assets	\$164,822.06

Treasurer Jessee reported on the financial reports through September 30, 2025.

A motion was made (Ennis) and seconded (Franklin) to approve the financials through September 30, 2025. Motion passed unanimously.

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

October 24, 2025

With the arrival of autumn here in the Village, the Social Committee was delighted to host our very first **Oktoberfest** celebration!

Barbara Hassell and Joann Reddout, along with their talented kitchen crew, prepared an authentic German meal that featured four delicious salads, traditional **Maultaschen**, and homemade **apple strudel** that was enjoyed by everyone in attendance. A lively trivia game added to the fun and helped us all learn a bit more about the rich history and traditions of Oktoberfest.

A special thank-you goes out to Maurice Barnhart of North Battery, who generously loaned his personal collection of German steins. They made wonderful table centerpieces and added an authentic touch to the evening. It was truly a great night filled with laughter, good food, and community spirit!

Looking ahead to November, we're gearing up once again for our **Annual Food Drive and Turkey Walk**—a Village tradition we're proud to continue. As in past years, we'll stroll together through all the Village streets, collecting canned goods and non-perishables to donate to the **Rescue Mission Food Bank**. We encourage as many neighbors as possible to join in this fun and meaningful event as we help support those in need during the holiday season.

The Social Committee thanks everyone for their enthusiasm and participation—your support makes our Village events such a success!

Respectfully Submitted,

Caroline Hodges

Clubhouse Maintenance Report –

October 24, 2025

1. The plumbing project was completed by Kennard Pace on October 1. Now we have great water pressure. The total cost was \$7,500.
2. We discussed the issue with the center door leading onto the deck not opening and the board requested a sign be placed on the door to let everyone know not to open it. I purchased the sign from Blue Ridge Sign and Stamp for \$26.33 and it was placed on the door.
3. The code to the clubhouse was changed on October 18 because several real estate agents were given the code by homeowners. The new code is 2120.

Annette Wickham

Clubhouse Maintenance

Landscape/Pond/Park Committee Report –

BOD MEETING 10/24/2025

Landscape

The landscape committee would like to begin the process of removing maples along South Battery before we encounter exorbitant costs like that on North Battery in 2023.

Some of the BOD members may not be aware of the costs that were incurred on North Battery with the Maple trees and the sidewalks in 2023. This was handled by Varsity Landscaping at a cost of \$13,250.00 to remove sidewalks, and add topsoil. This still allowed for the roots to continue to grow.

The spraying of Maple trees for aphids and gloomy scale by Bartlett at \$1,715.00 in 2023 for 2 treatments per year in July and August on North and South Battery. This offered no guarantee the trees would survive.

The Maple on South Battery we received an estimate on for removal was predicted to die within the next 5 years by a tree expert. He also stated that after a tree of paradise, maples seem to be the second choice for spotted lanternflies to attack. We also know the sidewalks are being destroyed by the roots and eventually driveways and the street itself may be impacted with significant costs to our HOA to remedy.

The landscape committee feels removing the maples over time will ensure no more damaged sidewalks and no need for treatment for pests. Saving the HOA money in the future.

We have received quotes to remove the 1 maple tree at 730 South Battery reported by a homeowner that the maple roots are blocking her drainage pipe. At this time we have received from Jays Tree service a cost of \$1,400, Paul Bunyon tree service for \$900.00, TJ Enterprises at \$1,274.50 all including stump removal for removing the Maple

We request approval for Paul Bunyon Tree service to remove the Maple on South Battery. Quote is at \$900.00

Looking ahead we feel preventive measures with the maples is a concern as the area will need constant monitoring and if we don't take action the trees will only continue to cause damage and affect sidewalks and possibly the road.

This basically comes down to a cost benefit analysis as well as additional costs for years to come. Acer Rubra or Acer Sacarinum are not species suitable for planting close to sidewalks or streets due to their invasive root systems.

We feel using landscape funds should benefit the entire community and will do all that we can with the maples on South Battery but we do ask for patience with the homeowners on South Battery while we look at **cost effectiveness to remedy the maple tree issues.**

Park

We ordered adirondack chairs for the park and they are stored in the garage. We hope to start in early Spring of 2026 to paint the picnic tables and finish the area for the homeowners. We will get several quotes to have a sign that warns of private property and no trespassing to place in the park.

Pond

The pond committee has been successful in keeping the geese from our ponds. We have new grass around the areas of the pond, the homeowner at the corner of Langley Place now has a full yard of grass. We cannot thank these volunteers enough for the time they have invested in deterring the geese and the damage the geese have done through the years. We would like the homeowners to know there has been NO HARM to the geese.

A motion was made (Franklin) and Seconded (Jessee) to approve \$900 to remove a Maple Tree on South Battery. Motion passed unanimously.

A question came in asking if the Committee was going to replace the Maple tree with something else. Landscape Committee will work with homeowners to determine the best option to put back.

President Lindstrom asked about the timeline for the park remediation. Teresa Edwards responded that probably in March they will start to clean up the area. She also talked about accessibility options such as parking.

Architectural Review Committee (ARC)

1151 Cardiff Court

- Requests increasing height of entire retaining wall to 4 feet across back yard
- Requests replacing current fence with 6' fence with 3' wide gates on both ends of house to connect to retaining wall to contain dog.

719 S Battery Drive

- Requesting approval of repairs to existing garage door
- Requesting replacement of top panel with window panel and adding Carriage hardware

1010 Big Ben Drive

- Requesting approval to install 4' fence panels across back of patio for privacy

A motion was made (Edwards) and seconded (Jessee) to approve the recommendation of the ARC requests presented. Motion Carried.

Communication Committee Report –

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. IN-PROCESS BUSINESS

Streetlights – Secretary Ennis reported that AEP has finally started to bore to put the line in place to light the streetlights on Flora Farm again. The board is in the process of putting a streetlight at the bottom of Cardiff. Secretary Ennis said that VATC is in the cue.

Clubhouse Floor

A motion was made (Franklin) and seconded (Ennis) to approve \$350 to fix the floor in the Clubhouse. Motion passed unanimously.

President Lindstrom reminded the community again that the clubhouse cannot be used for any owners playing games of chance for money.

VII. NEW BUSINESS

A request was received by the board from a group of homeowners requesting the board to change the rule of only allowing white lights, to include colored lights. Vice President Franklin read the request to those in attendance.

A motion was made (Franklin) and seconded (Jessee) to approve the updated language in the Rules and Regulations to allow white and colored lights.

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.

VIII. EXECUTIVE SESSION

A motion was made (Ennis) and seconded (Edwards) to go into executive session to discuss delinquencies. Motion passed unanimously.

After executive session, a motion was made (Lindstrom) and seconded (Jessee) to send delinquent accounts to collections. Motion passed unanimously.

IX. NOTICE OF NEXT MEETING

The next board meeting will be the Annual Meeting held November 21, 2025 at 10:00 am at the Clubhouse.

X. ADJOURNMENT

The meeting was adjourned at 11:48 am.

RESOLUTION NO. 2014-A

RESOLUTION FOR CLARIFYING AND FURTHER DEFINING
THE RULES, REGULATIONS AND RESTRICTIONS OF
THE VILLAGE AT TINKER CREEK HOMEOWNERS ASSOCIATION

WHEREAS, Article III, Section 3.2 of the Bylaws of Village at Tinker Homeowners Association, Inc. ("Association") provides that the Board of Directors shall have the power from time to time to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the property provided that the rules and regulations shall not be in conflict with the Declaration or the Articles;

WHEREAS, Bylaws Article III, Section 3.2.8 gives the Board of Directors the power and duty to enforce by legal means the provisions of the Declaration, the Articles of Incorporation, the Bylaws and the Rules and Regulations; and

WHEREAS, the goal of the Association is to achieve voluntary compliance with all Association Instruments and Rules and Regulations of the Association, while nevertheless strictly enforcing any and all provisions of the Rules and Regulations;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors, pursuant to the Act, the Declaration and this Resolution, hereby establishes the following clarifications for the current Rules and Regulations as found in the Declaration of Covenants, Conditions and Restrictions of Village at Tinker Creek Homeowners Association, Inc., dated September 6, 2002 and recorded on September 9, 2002, and adopts the Rules and Regulations attached as Exhibit A:

EXHIBIT A

The following Rules, Regulations and Restrictions are not intended to restrict lifestyles at the Community, but are for the benefit and to assure the enjoyment of the Community Residents. Your cooperation in abiding by the Rules, Regulations and Restrictions is greatly appreciated.

The Property, including all improvements comprising a part thereof, shall be subject to the restrictions set forth in the Declarations and as follows:

Village at Tinker Creek Homeowners Association
Rules, Regulations and Restrictions
October 7, 2014

- In regards to Article II, Section 1. A. Uses:
 - Any Lot owner who rents his Lot to a Lessee shall deliver to the Association:
 - A written statement designating the name or names of those persons entitled to use the Lot.
 - A written covenant from that party stating that Lessee is aware of and has agreed to be in full compliance with all the terms and provisions of this Declaration, the Articles and Bylaws and all the Rules and Regulations adopted by the Association.
 - The above information must be forwarded to the management company by the owner of the Lot within ten (10) days of the execution of the lease.
 - Homes may only be rented or leased as single-family dwellings with no more than one family occupying the premises as the residents thereof. This does not refer to in-laws, etc..., but rather a large group using the single-family dwelling as a multi-family dwelling.
- In regards to Article II, Section 3. Animals:
 - All of the present homeowners are granted "grandfather clause" in regards to number and size of pets they currently own.
 - No Lot is to have more than two (2) common household pets at any time.
 - No dog houses are permitted anywhere on the Lot.
 - Pets shall be on a leash when walked or exercised on any portion of the Association. Dogs may be off leash at the Park if no other residents are present at the time.
 - No pet shall be allowed to become a nuisance.
 - Every resident of the Association is responsible for cleaning up after their pets. All pet excrement must be cleaned up by using plastic bags and disposed of in the pet owner's personal trash can.
 - If a pet is visiting, the owner whose home the pet is a guest of is responsible for the actions of that pet and all guidelines and restrictions applicable to pets residing in the Association also apply to pets visiting the Association.

- In regards to Article II, Section 9. Parking:
 - No more than 2 motor vehicles may be parked on the exterior of a Lot at any time with the exception of brief visitors. This refers to personally owned vehicles.
 - All vehicles must be parked so as not to encroach on the sidewalks.
 - No commercial vehicles may be parked on the exterior of any Lot. This refers to personal vehicles and does not apply to service related vehicles onsite temporarily for a home repair. Service related vehicles are only permitted while the service is being performed and may not be left overnight on any Lot.
 - For safety purposes, cul-de-sacs may not be obstructed by parked cars.
- In regards to Article II, Section 11. Exterior Lighting:
 - No outside spot lights on the corners of rear of homes are allowed to remain on throughout the night.
 - Per Roanoke County restrictions, the light from any fixture may not leave the boundary of the Lot.
- In regards to Article II, Section 12. A. Yard Maintenance:
 - All tools, maintenance equipment and machinery (including, but not limited to lawn mowers, snow blowers, garden hoses and sprinklers) must be stored inside when not in use.
- In regards to Article II, Section 15. Trash Containers and Collection:
 - All trash receptacles must be stored in the garage.
 - Trash receptacles may be set out for pick-up between “dark” the day before scheduled pick-up and must be stored back in the garage on the day of pick-up.
- In regards to Article II, Section 16. Clothes Drying Facilities:
 - No outside clothes lines or outside facilities for drying or airing clothing, linens, etc... are allowed.
- In regards to Article II, the following addition shall be Section 23. General Restrictions:
 - A. Window Treatments.
 - All window and door shades, blinds, drapery linings, window treatments or the like that are visible from the exterior of a structure shall be white, off-white, beige or light gray. For example – this would apply to the lining seen from the street, not the interior color of the drapery or window coverings.
 - B. Holiday Decorations.
 - All holiday decorations, such as Thanksgiving, Halloween, Easter, Valentine’s Day, etc... may be on display one week prior to the holiday and one week after the holiday. General Fall, Spring, Summer and Winter decorations are considered seasonal and are acceptable for longer periods during the appropriate season, but must be removed within seven (7) days after the holiday/season (for example – Valentine’s Day decorations should be removed no later than February 21st).
 - All Christmas holiday decorations may be on display from Thanksgiving Day through January 7th.

- Lights visible from outside the home may be white or colored. However, lights may not flash, twinkle, blink, fade, chase or be accompanied by music.
- No outside blow-up decorations are permitted.
- C. Flags
 - No vertical flag poles are permitted anywhere on the Lot.
 - Existing flag poles are grandfathered in as an exception to this rule. However, upon removal of existing flag poles, new flags must meet current restrictions including not being installed on a vertical pole.
 - If a flag pole of any kind is mounted, a flag must be displayed at all times and such flags must be kept and maintained in a neat and orderly fashion.
 - No offensive or vulgar language or images will be permitted on flags. Determination of what is deemed offensive shall be solely at the discretion of the Board.
 - An American flag, no larger than 3' x 5' may be displayed on the front of any Lot.
 - If an American flag is displayed, it must be displayed in accordance with proper flag etiquette.
 - One small garden flag may be displayed on the front porch or in front mulched areas of the Lot.
 - Other temporary, decorative flags at the rear of the house are permitted, but may not exceed more than two (2) per Lot and may not be larger than 3' x 5' each.