



Village at Tinker Creek Homeowner's Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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Chrissy Greene/Vice President of Association Management – cgreene@hallassociatesinc.com
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MINUTES
BOARD OF DIRECTORS MEETING

January 16, 2026

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Gayle Jessee	Treasurer	2028
	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

- ❖ Owner thanked the board, specifically, Gayle, Tom and Teresa for getting the curbing on Greenville repaired.

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 (Jesse and seconded (Franklin) to waive the reading of October 24, 2025, meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

Account Summaries – The Board received the financial reports through December 31, 2025 for review. The account balances through December 2025 are:

Operating Account	\$ 934.35
Operating Reserve Account	\$ 11,684.80 (Includes \$1,263 from Park Fundraiser)
Capital Reserve Account	<u>\$133,920.13</u>
Total Combined Assets	\$146,540.28

Treasurer Jessee reported on the financial reports through December 31, 2025.

**A motion was made (Ennis) and seconded (Edwards) to approve the financials through December 31, 2025.
Motion passed unanimously.**

V. COMMITTEE REPORTS

Community Engagement/Social Committee Report –

January 16, 2026

Holiday Decorations and Bonfire Update

A huge thank you to everyone who helped tuck away all the Holiday clubhouse decorations in preparation for the new year. Your time and effort are truly appreciated. While we were disappointed that the winds were too brisk to safely hold our annual bonfire this year, we're hopeful we can bring it back next year...or maybe even mid-year.

2026 Clubhouse Rentals and At-A-Glance Volunteers

We are relieved and grateful to report that all clubhouse rental coverage for 2026 is in place, with no volunteer assigned to more than one month.

When this sub-committee was originally created, responsibilities included checking the clubhouse throughout the entire month. Now, with an active Clubhouse Committee focused on the building and maintenance, the At-A-Glance volunteers will only be responsible for pre- and post-rental checkups when rentals are involved. This streamlined approach should make the role more manageable and efficient.

The Social Committee would like to recognize and sincerely thank our 2026 At-a-Glance volunteers: Tom and Theresa Edwards; Carolyn Sloan; Becky Mills; Sandra and Miles White; Annette and Richard Wickham; Janet Bowman; Karen Mays; Don and Janie Curtis; Gerri Wade; Linda Ennis; Linda Franklin; and Caroline Hodges.

We truly appreciate your willingness to serve our community.

First Quarter Social Events for 2026

January 17 – Coffee Talk

10:00 a.m.

Guest Speaker: Don Jones

Topic: Miniature Trains

Don will share his passion and experiences with miniature trains. Neighbors are encouraged to attend and invite family and friends.

February 7 – Around the World “Love for Food” Potluck

Our first potluck of 2026 will celebrate our “love of food” from around the world. Additional details will be shared as the date approaches.

March 7 – Coffee Talk

10:00 a.m.

Guest Speaker: Sgt. Wertz, Roanoke County Police Dept.

This should be a must-attend event as Sgt. Wertz will be sharing important information and practical tips to help protect us from phone and internet scams.

Our committee continues to extend an open invitation to anyone who is interested in joining us to bring our community together through social events.

**Respectfully submitted,
Caroline Hodges**

Clubhouse Maintenance Report –

January 16, 2026

Good morning, at our last board meeting on November 21, the board approved my request to have aluminum gutter guards installed. The request was approved and the work was done on November 25, 2026 at a cost of \$2,000. The work was done by Seamless Aluminum Guttering Co.

At this time the only other issue on the clubhouse list is the 4 poles located at the grill area. Legacy Home Builders gave a price to repair the base columns. That price is \$700. I am requesting the board to consider approving this repair.

Annette Wickham
Clubhouse Maintenance

Landscape/Pond/Park Committee Report –

January 16, 2026

We currently are waiting to receive quotes to remove the 3 maples on South Battery. Once quotes are obtained we will ask the BOD for approval

The area behind the townhomes is scheduled for planting 6 spirea and 6 butterfly bushes. This should be a nice touch to that area.

We have several projects planned for early Spring. Sprucing up the common area located on South Battery, replacing the removed maples with red buds at the homeowners requests. Quotes for placing Sky Pencils at Old York.

If any homeowners feel there are specific areas around the neighborhood that you feel need “sprucing up” please reach out to the landscape committee.

TJ has completed removing the debris from the overflow area at the park. The debris left by the construction crew involved removing the debris, removing the overgrown brush, laying landscape cloth and placing more rock in the culvert.

Skip Folks reports that he is replacing and tightening wires at the pond area. The geese are still absent!

Homeowners are reminded to complete a landscape form request for any changes to their yards. The forms are on our VATC webpage and in the Club house library.

The cement curb on Greenville Place has been repaired.

Theresa Edwards
Landscape Chairperson

Architectural Review Committee (ARC)

January 16, 2026 – Report presented by Gayle Jessee

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.

ARC and BOD did not meet in person in December 2025

ARCHITECTURE CHANGE REQUESTS APPROVED BY ARC AND BOD, DECEMBER 2025 VIA EMAIL

- 816 Sumpter Place: request to enclose bottom fourth of screened porch to prevent dogs barking at walkers
- 1027 Greenville Place: requested roof replacement with same materials and color

UPDATE

- 824 Sumpter Place: altered driveway and walkway
 - Homeowners have researched possibilities of changing surfaces to original color
 - Surfaces cannot be redone during cold weather
 - Homeowner has requested meeting ARC at Sherwin Williams to discuss possibilities with representative

NEW BUSINESS

- VATC street light replacements not consistently done by AEP
 - Some LED, some frosted glass, some without glass

NEXT MEETING Monday, February 16, 2026, 9:00 AM VATC Clubhouse

Respectfully Submitted,
Gerri R. Wade, Chairperson

A motion was made (Ennis) and seconded (Franklin) to continue to work with AEP and Hall Associates on trying to get AEP to supply frosted globes on their streetlights. Motion Carried.

Communication Committee Report –

Barb Hassell, Editor, reported that the committee has surveyed the community to see if the newsletter is beneficial to homeowners. This will help the committee to determine if they will continue to publish it.

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

❖ **No in process business was discussed.**

VII. NEW BUSINESS

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 (Lindstrom) and seconded (Jesse) to go into executive session to discuss a legal matter. Motion passed unanimously.

After executive session, it was decided to gather more information from the association attorney.

IX. NOTICE OF NEXT MEETING

The next board meeting will be held February 20, 2026 at 10:00 am at the Clubhouse.

X. ADJOURNMENT

The meeting was adjourned at 11:23 am.