



**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](mailto:cgreene@hallassociatesinc.com)  
Amanda St. Clair / Association Manager – [astclair@hallassociatesinc.com](mailto:astclair@hallassociatesinc.com)

**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
June 27, 2025

**Pending Review/Approval at Next Board Meeting**

Board Members Present:	Cathy Lindstrom	President	2027
	Linda Franklin	Vice President	2027
	Gayle Jessee	Treasurer	2025
	Tom Edwards	Director	2026
	Linda Ennis	Secretary	2026
Board Members Absent:			
Others Present:	Chrissy Greene	Association Manager	
	Amanda St. Clair	Association Manager	
	Gerri Wade	Owner	
	Barbara Eanes	Owner	
	Carolyn Sloan	Owner	
	Annette Wickham	Owner	
	Sandra White	Owner	
	Debra Salisbury	Owner	
	Jimmy Nicholson	Owner	
	Becky Mills	Owner	
	Cliff Lively	Owner	
	Susan Lively	Owner	
	Cheryl Aesy	Owner	
	Jack Mundy	Owner	
	Jerry and Pat Stultz	Owners	
	Janie Curtis	Owner	
	Skip Folks	Owner	
	Brintha Gibson	Owner	
	Lisa Daughtery	Owner	
	Sue Lawrence	Owner	

**I. DETERMINE QUORUM AND CALL TO ORDER**

- II. A quorum was met with 5 Board members in attendance. The meeting was called to order at 10:01 AM in the Clubhouse of Village at Tinker Creek.

**III. OWNERS' FORUM**

An owner wanted to address concerns about committee meeting minutes not being posted on the website. Management responded that they would research and see why this is happening.

Another owner wanted to address the speeding on Flora Farm Road and requested that another reminder be sent out to the community regarding the speed limit being 25 mph. President Lindstrom reported that the board has been working with Roanoke County Police on addressing the speeding on Flora Farm. Roanoke County Police put a speed monitoring device on Flora Farm and will be sending tickets to those caught speeding.

#### IV. 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 (Ennis) to waive the reading of May 29, 2025, meeting minutes and accept them as written. Motion passed unanimously.

#### V. FINANCIAL REPORTS

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

Operating Account	\$ 17,632.64
Operating Reserve Account	\$ 23,110.63
Capital Reserve Account	\$139,907.25
Total Combined Assets	\$180,650.52

Treasurer Jessee discussed how she reviews the financials monthly and pointed out that there is a CD in the amount of \$1,263.00 from the hot dog fundraiser to be used for the park. Treasurer Jessee also addressed concerns from some community members who believe that Norm, the developer, should be personally responsible for work that was not completed during his oversight. She clarified that Norm did not fund any repairs out of pocket. When he performed work for the HOA, he obtained bids and submitted invoices to Hall Associates, Inc., which were paid from Association funds.

A motion was made (Edwards) and seconded (Ennis) to accept the financial report as presented through May 2025. Motion passed unanimously.

#### VI. COMMITTEE REPORTS

##### **Community Engagement/Social Committee Report –**

June was a busy month of fun for the Social Committee. Our first, of hopefully many more, evenings of music on the deck was a total success. The evening started inside as 50s and 60s music filled the room that had been decorated to remind us of our sock-hop and vinyl record days of long ago. The room overflowed with laughter as so many visited with friends and neighbors while enjoying the appetizers contributed by all.

As the evening temps cooled, we moved out to the deck where folks guessed the names of popular tunes being played on the keyboard by Linda Franklin. Finally with the aid of several playlists and a microphone, the party turned into karaoke time with some dancing on the side. What a blast! In July we are planning a second Music on the Deck event with music from the 60s, 70s, and 80s to be highlighted. If you were not able to catch June's deck party, then hopefully you won't miss July's event.

If anything can top good music, then it is probably a NO-COOK DAY. The Top Dawgs Food Truck was well received and supported by our Village neighbors. Thanks to Sue Lawrence for getting this opportunity set up for us and we will cross our fingers that we may have more No-Cook Days in the upcoming months.

Don't forget that the on-going activities of Bible Study, exercise sessions, game days, and Bunco are also available each month. Check the Village Calendar for times and dates.

The Social Committee welcomes anyone interested in helping plan more opportunities to provide our neighbors with ways to engage with one another and create stronger bonds. If you are interested in helping, please just ask or if you have suggestions to share then, we are ALL EARS.

Submitted by

Caroline Hodges

6/27/2025

## **Clubhouse Maintenance Report –**

June 27, 2025

1. Jett Cleaning services started cleaning our clubhouse on June 9 and will clean on the second Monday every other month. The next cleaning day is scheduled for August 11. The cost is \$550 each visit.
2. The contract with all-Masonry was signed on June 3 to seal up a window in the basement. The work was completed on June 23, and the cost was \$909.88.
3. Wilson-Lynch Electric installed a new light over the kitchen sink and fixed the light in the library on June 11. The cost was \$425.
4. I was notified that the AC in the living room area was not working. Cundiff Heating and Air came and charged the unit with refrigerant on June 16 and returned on June 19 to repair the leak. The cost was \$600 to repair the leak and could be a little more for the refrigerant.
5. A few of the homeowners started pressure washing the deck on June 16 and found some issues. I will defer to Tom Edwards for more information.
6. Legacy Homebuilders was there on June 26 to clean the gutters of the clubhouse. The cost was \$648.00.
7. New code to the clubhouse will take effect Sunday evening June 29.

Annette Wickham

Clubhouse Chair

## **Landscape/Pond/Pard Committee Report –**

### **Landscape**

Landscape continues monitoring the mowing, there have been changes to some of the crew that were employed by the landscape company and we've noticed a significant improvement

The geese have returned to the ponds and are now in their molting season, unable to fly. There have been more guards put up to help deter the geese by the pond volunteers. We continue to see more destruction to our grass areas and the damage the geese bring. The pond committee is committed to deterring the geese and that is appreciated.

There has been a lot of activity in the park lately. A lot of the construction debris is being removed, we still have no definitive word from the contractor if the firepit will be restored.

## **Architectural Review Committee (ARC)**

### **Board of Directors Report June 26, 2025**

#### **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.*

*The Architectural Review Committee (ARC) has received reports from homeowners regarding pergolas and trampolines. Due to insufficient records, the ARC will not address any deviations from VATC Rules & Regulations that occurred prior to January 1, 2025. Now that the updated Rules & Regulations are in place and available, homeowners are mandated to follow them. Those documents are available in the library of the clubhouse, and can be found online at [www.vatcreekhwa.com](http://www.vatcreekhwa.com). Send the completed form to my email address noted on the form.*

BOD approval is requested for the following applications that have been accepted by ARC:

1152 Cardiff Court, install storm doors

719 South Battery Drive, house repainted due to damage

711 South Battery Drive, approval of pergola. See NOTE below.

NOTE: The pergola at 711 S Battery Dr was constructed prior to the May 29, 2025 BOD ruling. Therefore, the grandfather clause applies and the structure remains as is.

Homeowners are encouraged to inform themselves of rules and regulations requiring ARC and BOD approval. Guidelines are available on the VATC website, [www.vatcreekhwa.com](http://www.vatcreekhwa.com). A limited list includes: *house color, shutters, doors, footprint, roof, fencing, pergolas, decks, pools, hot tubs and external additions.*

The ARC Committee welcomes feedback and suggestions. Feel free to contact Andy Daly, Joanne Reddout, Steve DeMichele or me.

Respectfully submitted,

Gerri Reynolds Wade, Chairperson

A motion was made (Jessee) and seconded (Franklin) to approve 3 requests as recommended for approval by the Committee. Motion passed unanimously.

### **Communication Committee Report –**

Linda Ennis reports on the Communications Committee's efforts to improve community engagement through a newsletter and how Barbara sent a request to the community for ideas on what to include in the newsletter and has received a lot of feedback from that request. The committee discusses the possibility of starting coffee talks again, with a focus on topics like Medicare and insurance. Solicitation was discussed and the board decided to adopt a policy of No Solicitation in the community. This is to deter door-to-door sales representatives, such as those promoting solar products, from canvassing in the community.

However, the No Solicitation policy is not intended to discourage children from engaging in fundraising activities, such as selling cookies, candy, or other items for their school or extracurricular programs. The community will continue to support these efforts that foster community spirit and engagement.

A motion was made (Jessee) and seconded (Ennis) to adopt the solicitation policy for door-to-door sales representatives. Motion passed unanimously.

Communication Committee /Division of responsibilities:

Barbara Hassell-Editor -Email: [hassellbarbarao@gmail.com](mailto:hassellbarbarao@gmail.com)

Linda Ennis-Gather materials -Email: [lindaennis50@outlook.com](mailto:lindaennis50@outlook.com)

Andy Daly-Write Articles-Email: [horsepoopdaily@yahoo.com](mailto:horsepoopdaily@yahoo.com)

Lynne Croner-Computer Processing Email: [ellencroner@gmail.com](mailto:ellencroner@gmail.com)

## **VII. IN-PROCESS BUSINESS**

### **Clubhouse Deck**

Director Edwards reported that a group of volunteers tried to pressure wash the deck and scrape the paint and quickly realized it is in worse shape than initially thought. Director Edwards solicited three bids for replacing the deck. The lowest bid for installation of Trex decking is \$14,280 from Legacy Home Builders. The high-end estimate came in at \$48,000 for the same work. Legacy Homebuilders previously provided an estimate to Annette Wickham in September 2024. Legacy Homebuilders agreed to honor the price that he previously quoted and could start on the job at the end of July. Director Edwards would like to get some of the committees together to pick some colors.

Streetlights on Flora Farm – The estimate from AEP is coming in at approximately \$2,000. Wilson-Lynch is going to meet with AEP to determine where to install the electrical box.

A motion was made (Jessee) and seconded (Ennis) to approve work in the amount of \$2,040.94 by Appalachian Power to provide installed conduit from meter base to ground. Provide conduit to cross patio area/driveway. Locate and mark all private UG facilities such as water, sewer, septic, drain lines etc. Provide 15 foot cleared path for digging machine, reestablish trench such as rake, reseed, straw, gravel, etc. Motion passed unanimously.

A motion was made (Edwards) and seconded (Ennis) to approve the replacement of the five streetlights with LED fixtures at a cost of \$225 per light. Motion passed unanimously.

## **VIII. NEW BUSINESS**

### **Stop Signs and Traffic Safety**

Vice President Franklin submitted a claim to VDOT for stop signs. She received a response from them recognizing the safety issue. However, because it is a private road they do not have the authority to install stop signs, and VDOT's engineers said the road is not long enough for a speed bump. Stop signs have been purchased in the community previously and she asked management if they could find out where they purchased them.

### **Virginia Vinyard**

Please do not engage her if she starts to yell at you when traveling through the alley, or if she tries to block access to the alley. Please call 911 immediately and let them know that it is happening. The association's attorney has sent a Cease-and-Desist letter and will continue to try to settle this matter amicably.

**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](http://www.vatcreekhwa.com) The password to the protected section of the site is VATC6101. The password will be updated periodically.

## **IX. EXECUTIVE SESSION**

A motion was made and seconded to go into executive session regarding contracts.

After executive session, a motion was made (Jessee) and seconded (Edwards) to approve the Capital Expense of the replacement of the Clubhouse deck, not to exceed \$15,000.

**X. NOTICE OF NEXT MEETING**

The next board meeting will be held July 18, 2025 at 10:00 am at the Clubhouse.

**XI. ADJOURNMENT**

The meeting was adjourned at 11:48 pm.