

## Annual Meeting

The Annual Meeting was held on Tuesday, September 28, 2021. A quorum was present. A variety of topics were discussed. A copy of the Minutes from this meeting will be available on the IPMHOA website. This year two Board Members were up for re-election. Both Jim Brown and Judy Hawke decided not to seek re-election for an additional term. Two homeowners came forward to fill these positions, Terry Johns and Bernie Cox. They were unanimously voted in by the members in attendance. The 2021 Board of Directors have decided which positions each will hold. They are as follows:

- Eric DerGarabedian, President
- Bob Muery, Vice President
- Bernie Cox, Treasurer
- Joyce Rich, Secretary
- Terry Johns, Director at Large
  
- Bob Muery, Chairman, Architectural Review Committee (ARC)

We would like to thank the current Board for their years of service. We also thank Terry and Bernie for accepting the open positions and wish them the best in this new endeavor.

## Amendment to Covenants

In June each homeowner should have received in the mail a copy of an **Amendment to our Covenants for Article IX – Use Restrictions, Section 18. Leasing**. The mailing also included a Ballot. A second corrected ballot was sent out shortly thereafter to include an end date for voting. To date, we have approximately 17 homeowners who have not returned their ballot. This is an important decision for our community. It will determine if a 25% cap will be placed on rentals. The Board believes any percentage higher will have a detrimental influence on property values in Hadley Park. However, the decision is yours. **WE WANT TO HEAR FROM YOU!**

In the next few weeks, Board members will be contacting the homeowners who have not voted. Onsite residents will be contacted in person and offsite via phone. The Amendment requires a 2/3 majority or 45 yes votes for passage. The deadline for voting is October 31, 2021.



## Trash Containers and Wind

Several homeowners are finding a lot of debris in their yards on trash pickup days especially when the weather is windy. A frequent occurrence in Western North Carolina. People are placing loose items on top of the trash containers.



Also, some containers flip open on their side. We are asking all residents to secure their recycling and trash containers and tie together loose articles (i.e., boxes, newspapers, etc.) to prevent their trash from landing in their neighbors' yard.

## Mailbox Maintenance

One topic brought up at the Annual Meeting was the need for all homeowners to maintain the appearance of their mailbox. Several of the mailboxes need to be repainted while others may just need a good cleaning. Two recommended methods for removing mold and dirt are listed below.

- Household bleach, or
- Kilz Mold and Mildew Primer. This product is odorless and can be used in kitchens, bathrooms, etc.

Remember to let the surface completely dry before applying paint. If you need assistance painting your mailbox, we have volunteers willing to paint it for you. The Hadley Park mailbox paint is available for your use. Eric DerGarabedian and Bob Muery have cans of the correct colored paint. Contact one of them to borrow the paint but please return it when you have completed the job. Also, most of us have an original mailbox that was installed during construction of Hadley Park. It may be time to replace the post due to rot. Before taking this action, please notify the Architectural Review Committee and obtain approval for replacing your post. A "Request for Architectural Exterior Change" form is available on our website. Please submit the completed form to [Bob Muery](#), Chairman of the Architectural Review Committee, for approval.

## Hadley Park Email

The Board has decided to discontinue using a separate email account for Hadley Park. Effective immediately, all emails sent to [hadleyparkhoa@gmail.com](mailto:hadleyparkhoa@gmail.com) will be automatically forwarded to IPM at [info@ipmhoa.com](mailto:info@ipmhoa.com). IPM will respond to your concerns as quickly as possible and will be sending out all community notifications and documents.

## IMPORTANT REMINDER FOR HOMEOWNERS

If you are not familiar with our HOA documents, please take some time to read them. If you cannot locate your copy, our "Declaration of Covenants, Conditions and Restrictions" and "Summary of Rules and Regulations" are available on our website [www.hadleyparkhoa.com](http://www.hadleyparkhoa.com) as well as the IPM-HOA website [www.ipmhoa.com](http://www.ipmhoa.com). Being familiar with and abiding by these documents will ensure a safe and peaceful community.