

Windemere HOA Trustee Meeting Minutes
05/06/25

Attendees – Trustees – Raghu Srinivasan, Ron O'Rear and Bob Gardner

1. Opening

- Raghu opened the meeting at 7:05.

2. Meeting Minutes

- The previous meeting minutes were approved as amended.

3. Financial Report

- Ron O'Rear reviewed the financial reports for the period ending 04/30/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,794.97	\$18,057.46	\$6,262.49
Expenses YTD	\$5,532.64	\$7,219.12	(\$1,686.48)
Net YTD Budget Variance			\$4,576.01)
Cash on Hand at Month End			\$15,108.72

- The 4/30/25 financial reports were approved.

4. Plan Review Committee Report

- Ron O'Rear reported that Karyl Bulugaris mentioned she may be wanting to install a pergola in her rear yard. Ron explained the procedure for gaining approval and asked that she contact Raghu if she plans to continue.

5. New Trustee Checklist

- The Trustees agreed to meet at the Beavercreek Post Office at 10:00 on 07/07 to make the name changes for the PO box.

6. Drainage Issue – Yorkshire Properties

- Note – the drainpipe being addressed here is a pipe that moves water runoff from five Windemere properties away from the adjacent property owned by Sylvia Wyatt. The pipe was unclogged in March, 2025 at HOA expense.
- The Windemere HOA Trustees decided to delay any additional mitigation actions until another blockage occurs. Should another blockage occur, the Trustees will arrange for cleaning the whole drainpipe at HOA expense, but not the backyard catch-basins which will continue to be the homeowners' responsibility,
- Ron O'Rear shared the results of a conversation with Phyllis Beck regarding the drainage issue the HOA has been seeking to resolve. The net takeaways from this conversation are:
 - a) The blockage originally reported by Ms. Beck remains clear.
 - b) Ms. Beck has installed a dam to prevent water from the Eldridge property from flowing to the catch basin in her yard. Although this is in violation of the covenants, she indicated she would not be removing the dam.

7. Abby Entrance Lighting Electrical Power Problems

- Ron reported that the contractor will be replacing the cable that supplies power to the Abby entrance this Friday. The cost of this work will be covered by HOA insurance.

8. Entrance Flowers

- Ron reported that Karen DeVite agreed to plant flowers at the entrances again this year.

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- The HOA has allocated \$150.00 for purchase and planting of the flowers

9. Irrigation Startup

- Ron reported that the Irrigation system at the main entrance has been activated. The system at the Abbey entrance will be activated when the power is restored.

10. Homeowners Contact Information Update

- Ron has updated the Homeowner Directory and distributed it to community members.

11. Other New Business

- Ron reported that Rosemarie Mayhan, a former resident, called him Monday May 5, 2025, to tell him she had driven around the Windemere Development the previous weekend and saw lots of trailers parked in driveways, particularly in Boyd Smith's driveway. She thought that all the trailers were blighting the look of the development and that he should know about her concerns.
- Note - It is curious that a previous resident, who has been gone for years, felt compelled to express concerns regarding trailers. The Trustees are well aware of the locations and durations of trailer parking, and do take action from time to time when situations warrant. Historically, the policy has been to strive for flexibility in these matters, while responding to situations that are clearly egregious or that are causing complaints from neighbors.
- The Trustees agreed to further discuss the merits of establishing guidelines that provide flexibility for the residents who do need to park an RV or trailer in their driveways from time to time, while avoiding any excesses that may occur.

12. Closing & Next Meeting

- Next Trustee Meeting – The next meeting date will be Tuesday, 06/10/25 at 6:00pm at Bob Gardner's home.
- The meeting was closed at 8:04pm.

Prepared by Bob Gardner

05/07/25

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Yorkshire Drainage Issue Notes

28 March 2025

Drainpipe Stoppage

Atherton Plumbing could not image the drainpipe due to standing water in the pipe so the plan to image the drainpipe to find out where the blockage was located before determining a course of action was forestalled. Ron O'Rear and Bob Gardner, Trustees, therefore, authorized Atherton Plumbing to use a power jet to try to clean out the drainpipe. Atherton Plumbing power jetted the drainpipe from Phyllis Beck's catch basin south along the drainpipe and cleared the blockage. The blockage was located approximately 21 feet from Phyllis Beck's fence on Ron Eldridge's property. Once cleared, water began flowing freely through the drainpipe. Bob Gardner, Ron O'Rear, and Atherton Plumbing confirmed that water was moving freely through the drainpipe and emptying into the drainage ditch on the Arnold property. Given that water was flowing freely out of the drainpipe into the ditch, the Trustees decided that there was no need to power jet any other portion of the drainpipe.

Atherton Plumbing indicated that the drainpipe blockage was due to tree roots and therefore was likely to recur when the tree roots grew back into the drainpipe. At some point the drainpipe needs to be dug up and cleared of any tree roots to prevent recurrence of the blockage. A better solution would be to replace the corrugated drainpipe with a PVC pipe that would prevent root growth into the pipe.

Historical Drainage Problems

Bob Gardener and I discussed the ongoing and historical drainage problem with Ron Eldridge. He provided a history of the problem, including information about the lawsuit between the Windemere Developer and Sylvia Wyatt, the property owner east of Windemere. Ron indicated that the developer installed the drainpipe and graded berms on the lots to stop water flow from the Windemere development onto the Sylvia Wyatt's property to settle the lawsuit. In addition, the surface areas of the lots were graded to facilitate water flow into one of the installed catch basins located along the drainpipe. For Ron Eldridge's and Randy Vandagriff's property the surface water should flow north onto Phyllis Beck's property and into the catch basin in her backyard. However, a few years ago Phyllis built a dam across the surface drainage path and blocked the flow of surface water into her catch basin. The result is that now there is standing water on both the Eldridge and Vandagriff properties and the water has no place to go.

So, the issue of surface water runoff blockage needs to be resolved. The obvious and easiest solution is for Phyllis to remove the dam she installed and allow surface water to flow into her drain and catch basin from her neighbor's properties. An alternative solution is to install catch basins at the lowest points in Ron Eldridge's and Randy Vandagriff's backyard and tie the basins into the drain pipe to carry the standing water away from their backyards.

Note: (1) According to the Greene County Engineers storm drainage channels cannot be closed, obstructed, or altered in any way which would reduce the capacity for conveying storm water across private property. An owner may be liable for upstream property damage for the obstruction of the flow of water within the storm drainage channels crossing their property.

(2) Windemere Covenants, Article 14, Alterations, requires any lot area designated for the natural flow of surface water shall be at all times kept free from any obstruction to such natural flow of surface water.

Ron O'Rear
Trustee
Windemere HOA

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The A-Atherton Plumbing Specialist toured the path of the drainpipe along the back of the Windemere Development today, 9 April 2025. He was not able to image the drainpipe since his camera is not big enough to image a large diameter pipe like our 10-inch drainpipe. So, we still don't know how much tree root blockage there is in the drainpipe. The Specialist suggested using a larger hydro jet to clean out the drainpipe from one end of the drainpipe to the other end where the pipe empties into the drainage ditch. He indicated that A-Atherton Plumbing has a larger diameter head hydro jet that they could use with lower pressure and more jets to prevent the potential damage to the drainpipe. He will prepare a cost estimate for using the larger hydro jet to clean the drainpipe completely. He indicated that the summer or early fall would be the better time to clean the drainpipe if we wanted to do that. Or, alternatively, we could wait until we have another blockage in the drainpipe before we try to completely clean out the drainpipe. For now, the drainpipe is open, and the water is flowing into the drains and catch basins and through the drainpipe to the drainage ditch.

I also asked the Specialist to prepare a separate cost estimate for installing another catch basin and drain in Eldridge's and/or Vandagriff's backyard and tying the new drain into the drainpipe. The cost estimate will help Ron Eldridge and Randy Vandagriff decide if they want to have the drain installed in their backyards or not.

For your information, the Windemere HOA Trustees voted to pay the full \$1,055.60 in cost of cleaning out the drainpipe with no cost sharing with you, the homeowners. The drainpipe was originally installed to protect the Windemere HOA from lawsuits from neighboring properties over water runoff and damage, so the HOA needs to continue to protect the HOA from any future lawsuits by maintaining the water flow through the drainpipe.

The Trustees will share the cost estimates for cleaning the entire drainpipe and installing new drains with you once we receive them from A-Atherton Plumbing.

Please contact any of the Windemere Trustees if you have any questions on the drainage issues.

Ron O'Rear
Trustee
Windemere HOA