

10.8.2025 minutes

Architecture and web:

- Otterbein.org updated and working properly, minutes from July on website
- Architectural – Kelly stepped in as head, Adrienne helping as we transition (thank you), Kelly interim

Landscaping:

- Nate Archer noted they have updated gardens near 615 Hanover street. Does have weed growth - need to check contract with Mow-n-grow to see if they will weed – if we have maintenance included. They have weeded in past, was not large expense.
- Nate Archer meeting tomorrow morning to discuss tree-stump removals and planting trees (this is best season for tree planting). Will likely place gatorbags around, requesting assistance with water. (City takes 3-5 years to remove stumps, so we pay to get them removed quicker on our own).

Facilities:

- Nate Anderson – meeting with electrician likely early next week – to make sure correct light bulbs for lamp posts and walkway lights.
- Attendees noted neighbors leaving food across walkway and people sleeping on walkway. Recommend email out to residents to remind them to not leave food for animals on walkway/outdoors as this is leading to increased animal/rat sightings
- People sleeping in park/bench, consider call 311 to report this for safety.

Social/welcoming

- Sherri Levin: requesting list of new neighbors so they can be welcomed. Jordan to cc: Sherri with title company inquiries to facilitate welcoming
- This Saturday 10/11 is the block party. Have items for raffle and for purchase; magician, drummer, taco truck, band back again, face painting. Zac Blanchard supposed to come, on his schedule. 3:30-7pm is the timeframe. Will submit receipts.

Financial:

- David and Jordan finishing collecting HOA dues, reaching out to those who have not contributed (may have wrong contact info), have \$ in checking and CD (expires next August).

Old Business

10.8.2025 minutes

- Package drop boxes – based on feedback, recommendation to keep boxes length and width <2 feet and height <3 feet (2x2x3ft). Try to be least conspicuous possible. Trying to be respectable to the character of the neighborhood.
 - Color: Black or dark brown to be less noticeable
 - Dimensions: keep boxes length and width <2 feet and height <3 feet (2x2x3ft).
 - https://www.amazon.com/dp/B0CR9V5MQH?ref=cm_sw_r_cso_cp_apin_dp_8JH9AR45BS63MPKZSR46&ref_=cm_sw_r_cso_cp_apin_dp_8JH9AR45BS63MPKZSR46&social_share=cm_sw_r_cso_cp_apin_dp_8JH9AR45BS63MPKZSR46&starsLeft=1&skipTwisterOG=1&titleSource=avft-a&newOGT=1&th=1
 - No stickers/logos to be more subtle
 - Overall approval for this size box – if a box fits the size and color parameters, homeowners do not need approval. If homeowners want a box is larger or a different color or anything that doesn't fit with these parameters, request they submit to architectural review committee.
- Parking lines: some of the parking lines repainted, easier to park, overall residents happy with this.
- Board financial scam – email to treasurer of HOA, appeared to be from president email address, requesting Zelle payment for vendor, it was paid and was a scam. Team trying to search how this was done. Changed passwords. Police report filed. Talking to bank, insurance companies to assess if can be returned. Moving forward, putting into place safety measures.
- December meeting tentatively 2nd Wednesday in December 10th
 - To reserve room at the church – will email church contact
- Illegal parking: Towing company called a few times for illegal parking. Can be ticketed if has visitor permit and has been there more than 48 hrs. If residential parking permit you should be able to park for more extended period of time.
- Board positions coming open: Some board positions open January 2026: president and VP 3 year terms are coming to an end. Jordan to send out email to HOA to request volunteers for these positions/join the board.
- Committee Budgets: Anyone in charge of a committee, Jordan and David to work on budget for 2026, by 10/16 let them know anticipated budget for next year. Then will propose annual dues and post on website and alert residents.
- Q&A:
 - Adrienne – neighbor asking about large dumpster outside of apt complex on Hanover circle. Neighbors concerned and want to know the plan. Per

10.8.2025 minutes

residents in the building, someone broke the building's trash chute and they are waiting for this to be fixed, waiting for parts for trash compacter that was broken. Unclear time frame.

- Leaves along back parking lot facing Conway street – some built up. Rupert doesn't clean the part owned by Hanover square, need point of contact to make sure landscapers take care of leaves in parking lot this fall. Sherri to contact their management, has contact info.
- Sean Stallings – noted large tree W Lee street, pushing up concrete and wall.
 - In past homeowners have paid for tree removal and replanted new tree, but it is costly, especially with stump removal
 - Can plant tree with roots that don't spread to prevent issues down the road. Contact HOA when ready to plant new tree.