

HWTA Annual Meeting on 12/9/2025

The HOA annual meeting covered financial updates, architectural review processes, and facility maintenance discussions, including budget planning and safety improvements. The board addressed various community concerns such as parking issues, landscaping efforts, and website updates, while also noting leadership transitions and discussing solutions for neighborhood challenges. The annual conversation ended with plans for continued discussions about ongoing maintenance and improvements.

Meeting Called to Order

Jordan Cohen, President, established that there was a quorum in voting in the new board positions. Over 30 households voted, with the majority voting in favor of Alex Levin for President, Kelly Gleason for Vice President (re-election), and Jordan Cohen for a Board Member At-Large position

Financial update

David Stone (Treasurer) and Jordan Cohen gave a financial report overview, which included estimates for the current year and a proposed budget for the next year. As the HWTA budget has continued to maintain a revenue surplus, despite unanticipated legal expenses in 2025, dues for 2026 were lowered by \$5. Significant reserves remain for future projects. In particular, repaving the parking lots has a high anticipated cost and is due to occur within the next few years.

Architecture Update

Jerry Skene gave an update for the first part of the year, prior to when he stepped down, and Kelly Gleason (currently VP) took over as interim architecture coordinator. Migena Dilolli will be taking over as architecture coordinator starting January 2026. They addressed the plan to resume annual walk-around inspections to check on compliance with HWTA architectural guidelines, which will be coordinated with the architectural committee. The package delivery box guidelines, which were newly created in 2025 and are on the website, were discussed.

Facilities Update

The board discussed the plan for several facilities projects, including a deteriorating brick wall on Hill Street. The board also discussed that in the next few years, there is a plan to repave the parking lots, which is estimated to cost around \$40,000. A sink hole at parking spot 29 in the Hughes Street parking lot was brought up as an issue to be examined by facilities.

They also agreed to explore traffic calming measures along alleys and streets in HWTA that neighbors noted can have unsafe conditions.

Residential Parking Space Management

Neighbors discussed concerns regarding parking issues with the HWTA-managed parking lots. They stated a plan to explore solutions including improved signage and painting parking spots with house numbers to clarify ownership, though concerns were raised about potential vandalism. It was reinforced that residents should call 311 when observing street parking violations, and call Auto Barn for towing (all HWTA residents can call) when a car is inappropriately parked in a resident-assigned parking spot in a HWTA-owned lot.

Landscaping Update

Nate Archer, landscaping coordinator, reported on new trees and gardens planted in 2025. The plan for HWTA to coordinate tree pruning and planting a native garden at Charles and Hill in 2026 was discussed. A neighbor brought forward an idea to also have tree root management considered for tree roots that are impinging on homeowner property, with the board discussing the plan to explore root management and receive cost estimates.

Social Update

Sherri Levin (Social and Welcome committee) updated on the pool party, block party, and Halloween party hosted by HWTA. All were well-attended and considered a success. There is a plan for the block party to happen in September next year, given that there are multiple events in October.

Neighbor-led discussion

Martha raised concerns about recent sewer backups in the neighborhood, and the group discussed potential solutions.