

Stone Ledge Farm

Home Owner Association Quarterly Newsletter



A MESSAGE FROM THE PRESIDENT

By Michael Childers

On behalf of the Board of Directors, we hope everyone had a happy new year 2024. We would like to give a big shout out to Brent Taylor and Dave Slaughter, two homeowners helping us with our website and newsletter. We are proud to be working with these two individuals and going forward we look for many improvements to the newsletter and website due to their involvement. In the future when a newsletter is available, we will post a sign up near the entrance alerting everyone that the newsletter is available on our website at SLFHOA.com.

We would like to thank everyone who attended our festival, and we apologize for the rain, but we did have several to show up. We went through all the food and the employees at the food truck said they received more tips from our subdivision than any place they had been. This says a lot for our subdivision. If you weren't able to make it, we had available our financial records and Board Members were present to answer any questions from the community.

Newsletter Highlights

A Message of from the HOA President

Stone Ledge Farm Quarterly Financial Report

New Newsletter and Website

Fall festival & Annual Meeting

Upcoming Events

Quick Information

Website: [Slflhoa.com](http://www.slflhoa.com)

Email: mail@slflhoa.com

Bylaws:

<http://www.slflhoa.com/wp-content/uploads/simple-file-list/Stone-Ledge-Farm-By-Laws.pdf>

STONE LEDGE FARM QUARTERLY FINANCIAL REPORT



Our financial position is better than it has ever been since the inception of our subdivision. At one time we had \$40,000 in delinquencies and as many as 30 to 40 homeowners continuously delinquent. As of this writing, we only have six delinquent homeowners and of those six, one household owes the bulk of the money.

We do have a process we follow to collect the past due bills but it can be time consuming and expensive. We do thank all the homeowners who do the right things and pay their dues on time. We know times are hard and things are somewhat tight but going forward it will all be good. Remember your HOA can be no better than the homeowners it serves.

Stone Ledge Farm Residents Association Profit & Loss January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Late Fee	2,365.00
SLFRA DUES	60,850.00
Total Income	63,215.00
Gross Profit	63,215.00
Expense	
Bad Debt	50.00
BOARD EXPENSES	
Hall Rental	180.00
Licenses & Registrations	15.00
Total BOARD EXPENSES	195.00
COMMON AREA MAINTENANCE	
Entrance Lighting Maintenance	2,894.00
Fountain & Irrigation Maint	889.41
Lawn Care & Landscaping	24,088.08
Sign Maintenance	1,710.00
Snow Removal	5,542.50
Total COMMON AREA MAINTENANCE	35,123.99
INSURANCE	
Liability Insurance	1,608.21
Umbrella and D&O	2,856.90
Total INSURANCE	4,465.11
NEIGHBORHOOD DAYS	
Event Supplies	625.00
Food & Drinks	750.00
Tent Rental	2,013.65
Total NEIGHBORHOOD DAYS	3,388.65
OFFICE EXPENSES	
Ads & Signs	32.84
Decorations	416.40
PO Box Rental	132.00
Postage & Mailing Supplies	184.56
Printing and Reproduction	212.63
Website Hosting	635.62
Total OFFICE EXPENSES	1,614.05
PROFESSIONAL FEES	
Legal Fees	-575.50
Lien county filing fee	-540.00
Total PROFESSIONAL FEES	-1,115.50
UTILITIES	
Electric - street lights	10,333.68
Electric -front entrance meters	736.72
Water	1,147.43
Total UTILITIES	12,217.83
Total Expense	55,939.13
Net Ordinary Income	7,275.87
Other Income/Expense	
Other Income	
INTEREST INCOME	
Interest Income - PNC	3.86
Total INTEREST INCOME	3.86
Total Other Income	3.86
Net Other Income	3.86
Net Income	7,279.73

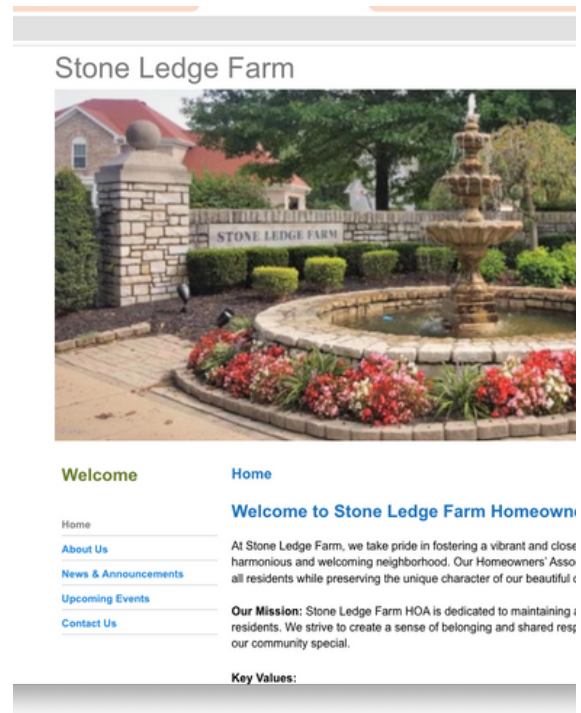
NEW NEWSLETTER AND WEBSITE

Dave Slaughter

Well if you are reading this, you can see that the newsletter has a new look and feel. I volunteered to continue with the production of this newsletter as we know Joe Guffey needs a well deserved break from the responsibility.

We'd like this newsletter to both be informative to you about the business affairs of Stone Ledge Farm, but also inspire a feeling of community. I promise to get this newsletter delivered to you on a quarterly basis but I also need some help with the content. If you have an article that you would like to submit please let me know and email it to slfhoa@gmail.com

Also, thanks to Brent Taylor for volunteering to bring us into 2024 with an updated website. It is the same web address as before, slfhoa.com. Here you can see our latest newsletter, and other important community information



Volunteer for the HOA Board of Directors

Nominees are now being accepted for 2024 board members. The board consists of 9 members that meet once a quarter. We encourage you to consider nominating yourself or someone you think would be a good representative for our neighborhood. Submit your nominations to mail@slfhoa.com Sitting as a board member not for you? That's ok, we have many committees that need your expertise. Reach out to the board and volunteer for your area of interest.

Here are some committees that are always in need for help

- Fountain Maintenance
- Holiday decorations
- Accounting
- Festival and gathering planning
- Common area debris clean
- Spanish translation of the Newsletter

Welcome back to the Board Connie Raymer. Connie has been a long time member of the Stone Ledge Farm community and we greatly appreciate her service again.

Your Board of Directors

Michael Childers, President
 Joe Guffey, Vice President
 Kim Burkhead, Treasurer
 Steve Thornton, Secretary
 Don Culver, Architect Committee
 Connie Raymer, Member at Large
 Brent Taylor, Webmaster
 Dave Slaughter, Newsletter Editor

Your Government Contacts

Metro Councilman Robin Engel – 502-574-1122
 State Rep Kevin Bratcher – 502-564-8100, ext 680
 State Senator Jimmy Higdon – 502-564-2450 US
 Representative John Yarmuth – 202-225-5401 US
 Senator Rand Paul – 202-224-4343
 US Senator Mitch McConnell – 202-224-2541

INFORMATION FOR SLF HOME OWNERS

From The Board

Occasionally homeowners bring to the attention of the board some items that we would like to share with you.

Speeding and speed humps.

Every now and then speed humps comes up and of course no one likes them. Those who do not live on Artis Way do not see the situation concerning speed. First you must understand the HOA does not have the final say concerning the speed humps. But let me tell you how it works. When a homeowner complains as they have around 6 times over the years to the metro public works department, a petition is sent out to be signed and it takes 6 to 8 signatures. A specialist is then sent out and they gauge the speed on Artis Way or wherever and if it reaches their threshold, we have a chance of becoming the proud owners of speed humps. The simple solution to this is just do the speed limit. If speed humps are ever installed, we have no one to blame but the speeders. And once they are in, they are here to stay.

Parking

I know everyone has heard this a dozen times but most everyone does a particularly good job managing their parking situations. However, sometimes people are parking on the wrong side of the street pointing the wrong way. This is illegal and when this car must pull out, it must do so in oncoming traffic. God forbid if we have a head on collision and to make matters worse the owner and driver may get a Reservation of rights letter from their insurance company giving them every reason to deny any claim. Also try to watch out for your visitors and try to make sure they don't park that way. It's just an accident waiting to happen.

Parking too close to driveways

Try not to park too close to driveways, especially on the roads leading into the cul-de-sac. These streets are much narrower than those on Artis Way. Be conscientious of your neighbor. Parking too close to a driveway makes it exceedingly difficult to navigate out and try never to park directly across the street from a driveway. Your neighbor may not complain but that only means they are just tolerating it. Try to be courteous and conscientious of your neighbor.

Trees planted in the grassy area in front of your house.

We received a call recently wanting to know who was responsible for the trees in front of their house in the grassy area between the sidewalk and the curb. This area is a type of easement and can contain infrastructure such as water and gas lines and sometimes others such as cable lines. Each homeowner's property lines go to the beginning of the sidewalk. The sidewalk was paid for by whoever built the house. The grassy area between the sidewalk and the curb is the responsibility of each homeowner to maintain. It was not a promising idea to have planted trees in this area, but we are aware several purchased their homes with the trees already there. Your HOA is not responsible for these areas, only the homeowners for maintenance and the utility companies should be responsible for the infrastructure. If you do find you need to dig in this area, we suggest that you contact BUD (Before you dig) or call 811 and they will mark all of the areas that contain any infrastructure.

UPCOMING EVENTS

February 15, 2024- HOA Assessment dues, late fee after this date

May 11, 2024 - Neighborhood Yard Sale

TBD- Spring Clean (common area debris) Volunteer needed for this event.

FALL FESTIVAL & ANNUAL MEETING

It was a little chilly and overcast last October. But in spite of that, the evening went well. Many residents enjoyed the band, fronted by their bottle of Crown Royal. As residents flowed in and out some bundled up and sat around talking and enjoying neighbors and the music.

But the biggest attraction of the night was Bud's Tavern Food truck. And what a surprise it was that the first \$700 of food was covered by the HOA. Bud's Tavern told us that they received the most tips than any other of their food truck events.

Everyone I spoke with enjoyed the food very much. They did such a great job! Let us know if you agree and we'll see if we can get them back for future events.



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