

Review of 2026 Budget (Keri Alpers)

- Current amount in checking account: \$2,956.00
- Current amount in money market account: \$18,755.76
- Homeowners that have not paid 2026 dues: 20 houses
- Current number of homes in neighborhood: 285
- Current budget is available for review upon request

Special Assessment (Aaron Carter)

- Special assessment is for a community pavilion to be built in the park
- Reminder letter for special assessment already went out; to be followed up with letter requesting payment to be sent out by June 1st for payments to be made no later than June 30th.
- Projected area for pavilion has been outlined in the grass by the electrical box
- Tentative plan is for a 30' x 30' with power access and water in the future
- Multiple quotes were received
 - o Chose to go with Vik3's bid (owner of company is a homeowner in the neighborhood with personal investment)
 - o Estimated \$30,000 for pavilion
 - o Estimated \$5,000 for electrical
- Homeowner volunteered to assist Vik3 with building pavilion if needed
- Tentative start date for pavilion construction: September 2026 or sooner
- Charge \$100/day for power with rate increase when water is available
 - o Request to use pavilion needs to be sent to HOA email (info@theblakefieldhoa.com)
 - o Sign will be in place to show pavilion is reserved
 - o Pavilion rental will be from 1000 – 1900; board member will turn power and water on and off
 - o Designated area will be for charcoal grills to be used to reduce potential damage to pavilion
 - o Future plans in place to put picnic tables under pavilion
 - o Will place signage near front of park with rules before pavilion is built and attached to pavilion as well
 - o Cameras and other security measures will be placed once pavilion is in place
 - o 2 additional trash cans will be placed around the pavilion
- Jason Demchock inquired about fees for late special assessment dues stating he was a teacher and they do not get paid during the summer
 - o Keri Alpers (Treasurer) stated no late fees will be charged to special assessment dues; will check with covenants to ensure this is correct information

Housekeeping (Aaron Carter)

- Housekeeping reminder letters have already been sent to homeowners.
- Those interested in volunteering to be part of the Housekeeping Committee, please see a board member after the meeting.
- Common violations: lawns not kept up, mold/mildew on homes, flower beds with weeds, trailers visible in front of homes.

- Additions to homes: ARC forms found on HOA website (www.theblakefieldhoa.com) can be submitted to the HOA email (info@theblakefieldhoa.com)
- Easements are homeowner's responsibility to maintain

Upcoming Neighborhood Events

- Facebook HOA page has most recent updates on upcoming events
- Upcoming Events (dates to be determined closer to events)
 - o Popsicle party in the park (Summer)
 - o Back to School Cookout (Fall)
 - o Fall Festival (Fall)
 - o Halloween Decorating Contest (October)
 - o Christmas Decorating Contest (December)

Other Neighborhood Business

- Homeowner voiced that walking trail has weeds growing and asked if something could be done about it.
 - o Blakefield HOA Board is willing to buy a backpack weed sprayer.
 - Jason Demchok, homeowner, has volunteered to use a backpack weed sprayer on a walking trail.
- Cape Fear High School Cross Country team will be running through the neighborhood during the summer
 - o Encourage homeowners to drive slowly and be vigilant of additional children running down the streets.
 - o Children love running through sprinklers but will not go into homeowner's yards to do so.
- Speed limit/Speed Hump (Bump) Petition
 - o Homeowner Mark Barbrow has submitted the petition with homeowner signatures to NCDOT/county
 - o NCDOT does not install or maintain speed humps (bumps)
 - o Once approved speed limit signs can be placed and enforced
 - o 180 signatures obtained out of 285 homeowners in neighborhood
 - o Recommended speed limit reduction to 25 mph
 - o Speed humps (bumps) on hold for now
 - Mock vote regarding speed humps (bumps): majority in attendance today do NOT want speed humps (bumps)
- Gravel & rocks at entrance of subdivision an issue
 - o NCDOT covers roadways but will do nothing about this; homeowners are able to clean up if they wish
- If you have animals, please clean up after them
 - o Dog waste bags will be refilled and available to help with this issue.
 - o Klara Martin has volunteered to refill empty dog waste containers around the neighborhood
- Stray cats an issue
 - o HOA cannot do anything about this
 - o Homeowners can call Cumberland County Animal Control

- They will come out to pick up the cats and spray/neuter and then drop them back off in the neighborhood.
 - DO NOT feed the feral cats
- Water Pressure Dropping
 - Multiple homeowners have complained of low water pressure
 - PWC will do a flow test for free if requested
- Looking for the following committees within the HOA to grow:
 - Hearing Board Volunteers
 - Housekeeping Board Volunteers
 - If interested, please see any Blakefield HOA Board member for more information.

Adjournment: 0957 (Motion by Damon Wyche) (Second by Stacey Feeback)