

**Blakefield Homeowners Association
Special Assessment Meeting
Saturday, July 25, 2026, at 9:00 am
Virtual via Microsoft Teams**

Blakefield Homeowners in Attendance

*** All names have been verified as valid homeowners of Blakefield Subdivision*

- 1) Maryanne Hickson (4207 Cherry Hill)
- 2) Nicholas Cox (4214 Cherry Hill)
- 3) Sheri Logan (4215 Cherry Hill)
- 4) Rosalind Woods (4219 Cherry Hill)
- 5) John Keller (4239 Cherry Hill)
- 6) Jack Bryant (4262 Cherry Hill)
- 7) Bradley Edge (4203 Cinder Lane)
- 8) Chase Bueing (4208 Cinder Lane)
- 9) James Ray (4211 Cinder Lane)
- 10) Alan Stewart (4212 Cinder Lane)
- 11) Phyliss Thomas (4215 Cinder Lane)
- 12) Claire Gonzalez (4240 Cinder Lane)
- 13) Calvin Travers (4252 Cinder Lane)
- 14) Ryan Capps (4253 Cinder Lane)
- 15) Hector Michaud (4256 Cinder Lane)
- 16) Jennifer Geisinger (313 Cornhill Road)
- 17) Sarah Wilson (318 Cornhill Road)
- 18) Blair Rockwell (303 Croft Drive)
- 19) William Hanes (311 Croft Drive)
- 20) Emma Jabbour (315 Croft Drive)
- 21) Alberto Carrero-Perez (331 Croft Drive)
- 22) Aaron and Tracy Carter (339 Croft Drive)
- 23) Rachel Warren (347 Croft Drive)
- 24) James and Susanna Drury (352 Croft Drive)
- 25) Warren Browne (360 Croft Drive)
- 26) LaShonda Turner (377 Croft Drive)
- 27) Miranda Pegues (380 Croft Drive)

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- 28) Chelsea Bingham (4275 Hallkirk Lane)
- 29) Zachary Reed (312 Lyman Drive)
- 30) Mark Barbrow (320 Lyman Drive)
- 31) Latonia Blue (328 Lyman Drive)
- 32) Allen and Kristina Smith (332 Lyman Drive)
- 33) Evangela Brown (340 Lyman Drive)
- 34) Jose Aguilar (341 Lyman Drive)
- 35) Robyn Doersam (347 Lyman Drive)
- 36) Ernest and Shannon Tucker (350 Lyman Drive)
- 37) Daniel and Dea Farrell (358 Lyman Drive)
- 38) James and Cynthia Farris (359 Lyman Drive)
- 39) Lawrence and Scherry Hammock (403 Lyman Drive)
- 40) Patrick and Sarah Kaine (406 Lyman Drive)
- 41) Carlos Elias (410 Lyman Drive)
- 42) Mitchell Jackson (304 Whitestone Drive)
- 43) Summer Weeks (312 Whitestone Drive)
- 44) Karen Ramsey (320 Whitestone Drive)
- 45) Heidi Kohuth (335 Whitestone Drive)
- 46) Jonathan and Nekia Cromity (340 Whitestone Drive)
- 47) Cody Sessoms (348 Whitestone Drive)
- 48) James and Rhoda Richardson (353 Whitestone Drive)
- 49) Beverly Bagley McLaughlin (371 Whitestone Drive)
- 50) Helen and Helena Mcallister (404 Whitestone Drive)
- 51) Decastro (405 Whitestone Drive)
- 52) Winston Lawrence (409 Whitestone Drive)
- 53) Randy and Shade Harrison (3846 Pleasantburg Drive)
- 54) Raymond Scott III (3900 Pleasantburg Drive)
- 55) Latisha Anderson Miller (3920 Pleasantburg Drive)
- 56) Gary and Sharlyn Logan (3928 Pleasantburg Drive)

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- 57) Stephanie Tenhundfeld (3932 Pleasantburg Drive)
- 58) Michael and Crystal Kodel (3948 Pleasantburg Drive)
- 59) Miquel Alvarez (3956 Pleasantburg Drive)
- 60) Ruth Barlow (3968 Pleasantburg Drive)
- 61) Ashley Moore (4010 Pleasantburg Drive)
- 62) Kendrick and Sandra Smith (4018 Pleasantburg Drive)
- 63) David and Lucy Wilkerson (4019 Pleasantburg Drive)
- 64) Joseph Parisi (4034 Pleasantburg Drive)
- 65) Anthony and Angela Waddy (4042 Pleasantburg Drive)
- 66) Deena Dawson (4046 Pleasantburg Drive)
- 67) Damon Wyche (4058 Pleasantburg Drive)
- 68) Alyssa and Oswald Garcia (4065 Pleasantburg Drive)
- 69) Gale James (4104 Pleasantburg Drive)
- 70) Jason and Jackie Demchock (4116 Pleasantburg Drive)
- 71) Stacey Feeback (4132 Pleasantburg Drive)
- 72) Cortney McCray (4133 Pleasantburg Drive)
- 73) Spencer Craig (4209 Pleasantburg Drive)
- 74) Keri Alpers (4212 Pleasantburg Drive)
- 75) Frank and Ruth Dorriellan (4217 Pleasantburg Drive)
- 76) Anthony and Sally Staub (4228 Pleasantburg Drive)
- 77) Rynne Christon (4237 Pleasantburg Drive)
- 78) Valen and Marcell Delmont Perez (4240 Pleasantburg Drive)
- 79) Mark Bransom (4241 Pleasantburg Drive)
- 80) Samantha Coughlin (4252 Pleasantburg Drive)
- 81) Seidy Sheppard (4256 Pleasantburg Drive)
- 82) Sean Martin (4300 Pleasantburg Drive)
- 83) Ashley Shick (4308 Pleasantburg Drive)

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Proxies Received

- 1) Robyn Muffett (307 Croft Drive)
- 2) Marianne Ashworth (356 Croft Drive)
- 3) Charles & Jodie Claypool (321 Lyman Drive)
- 4) Ian Baird (337 Lyman Drive)
- 5) Alfonso and Juliet Miller (308 Whitestone Drive)
- 6) Scotty and Brandy Hawkins (329 Whitestone Drive)
- 7) Juanita Davis (4124 Pleasantburg Drive)
- 8) Kevin Mackey (4244 Pleasantburg Drive)
- 9) Stephen and Jennifer Lloyd (4260 Pleasantburg Drive)

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Meeting Minutes

Blakefield HOA Board Members Present: Damon Wyche (President), Aaron Carter (Vice President), Keri Alpers (Treasurer), Stacey Feedback (Secretary), Ashley Shick (Member at Large), Sean Martin (Member at Large)

Blakefield HOA Board Members Absent: Brandy Hawkins (Events Coordinator)

Guests Present: VIK3 Construction Company (Frank and Ruth Dorrielan)

- Call to Order at 0933 (Motioned by Damon Wyche; Motion Seconded by Keri Alpers)
- Roll call and members present completed; Proxies collected
- Keri started the meeting by reviewing the purpose of the meeting to build a pavilion for the park area as previously discussed in our recent bi-annual HOA meeting and Special Assessment Meeting in November 2025.
- Special Assessment will be a one-time fee to go towards building a community pavilion here at Blakefield Park.
- Whomever is present for today's meeting will be allowed one vote per household; the vote will take place today.
- Special assessment dues of \$150 will be due by June 30th, 2026, if approved by at least **(NOW DUE Sept 15th 2026)** 50% of those homeowners in attendance today at this special meeting.
- VIK3 will be our contractor for this pavilion project; provided the lowest quote with all the items we were looking to include items such as lighting.
- Concrete was not quoted at first; we now have a quote for concrete to be added.
 - o Concrete will assist the pavilion to last longer and be more appealing to the eye.
 - o Pavilion quote with concrete: \$58,229
 - o Pavilion quote without concrete: \$43,729
- \$150 per household will cover the cost of the pavilion but not the concrete; to include concrete cost would increase to \$202 per household.
 - o Will keep this special assessment vote at \$150 per household as originally discussed at previous Special Assessment meeting and Spring Bi-Annual meeting that was held in May 2026.

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- Note: To add concrete later will be more expensive.
- Quotes included lighting the pavilion
- Benefits of a neighborhood pavilion:
 - Will help with neighborhood events.
 - Provide a covered area for parents with children at the park.
 - Projected to improve value of homes in neighborhood.
 - Will open up an opportunity for better communication throughout the neighborhood.
- Homeowner Concerns:
 - Misuse of Park: Kids misusing the park already, concerns pavilion will invite these kids to continue instead of deter their behavior.
 - Parking: Parking is already an issue, constructing a pavilion will only add to this problem causing issues for homeowners around the park from getting in and out of their residences.
 - Privacy/Protection: Privacy for homeowners living by the park. Concern that with the pavilion there may be an increase in break-ins and thefts.
 - Conflict of Interest: There was a concern for a conflict of interest with VIK3 Construction being owned by a Blakefield Homeowner, suggesting that their company was provided other company's quotes giving them an advantage.
 - Camera Monitoring: Who will be responsible for monitoring the cameras in the park area?
 - Payment for Use: Concern for additional cost for use of pavilion to use electricity when they can go elsewhere for free.
 - Additional Costs: The quote received does that include land usage and permits, compliance requirements?
 - Advanced Notice on Increases: Concern was voiced about giving proper notice of increases in fees so homeowners can plan and budget for changes.
 - Finances: Request for HOA budget for last three years as homeowner does not believe we have enough funds to go through with this project.

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- Security Deposit: A homeowner suggested requiring a security deposit for those homeowners wanting to use the pavilion to ensure cleaning up after use.
 - Return of Funds: If pavilion vote does not pass, for those who have paid will they be refunded money or will the funds paid be put towards future HOA dues?
 - Insurance: Do we have insurance for the pavilion?
 - Other Options: Why is the pavilion the only option? Why not have other options. Quotes are all different in what they include. Requesting quotes from companies that address all the same needs.
 - Failure to Pay: If people don't get their annual dues in how do we collect additional fees for things such as the special assessment?
- HOA Board Response to Homeowner Concerns:
- Misuse of Park: Plan to place cameras in the park area to monitor property. If there is an issue at the park, homeowners are to address with the proper authorities (i.e. Cumberland County Sheriff Department, etc.)
 - Parking: Plan is to put parking to the edge of the park. Measuring the area, we should be able to fit at least 20 vehicles if they pull in straight from HOA property line to property line.
 - Privacy/Protection: As discussed previously, the plan is to place cameras for monitoring the property.
 - Conflict of Interest: There is no conflict of interest per the Covenants/By-Laws. VIK3 Construction and the HOA Board confirmed he was not given any information regarding the other quotes and was notified with the rest of the neighborhood at the previous Special Assessment meeting held in November 2025.
 - Camera Monitoring: This responsibility will be rotated through the Blakefield HOA Board Members.

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- Payment for Use: Board Members explained this is just to cover the increase of electricity used while the homeowners are using the electricity that is above what the HOA would normally pay.
- Additional Costs: Yes, all costs are included for plans and permits.
- Advanced Notice on Increases: This project has been discussed including polls on Blakefield Property Owners Facebook page, previous bi-annual meetings, and the special assessment meeting (November 2025). The topic of constructing a pavilion and the projected costs has been discussed for over a year. November 2025 it was proposed and approved for homeowners to pay \$150 per household due in June 2026 to allow homeowners to prepare. Letters were sent out April 2026 as a reminder of the upcoming additional fee. Fees were discussed in May 2026 Bi-Annual meeting.
- Finances: Homeowners were reminded that this is a Special Assessment to provide funds for this project. If there are concerns or questions with the budget they can be addressed at a separate time as this meeting is to discuss the building of a pavilion at the park.
- Security Deposit: This is something HOA Board will take into consideration and appreciate the suggestion.
- Return of Funds: Ideally they will be moved to cover future HOA dues. If homeowners wish to have the fund returned to them they need to reach out to Keri Alpers individually at kerihoabiz@gmail.com.
- Insurance: Yes, the HOA does have insurance for the pavilion.
- Other Options: A poll was placed on the Blakefield Owner's Facebook page to find out what homeowners wanted in the neighborhood. The item with the most votes was a pavilion.
- Failure to Pay: We apply late fines, liens, and attorneys can get involved if not resolved.

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- Picture of the projected pavilion was displayed on the screen and shared to all present in the virtual meeting.
- Raven Donatien monitored raised hands.
- Aaron motioned for a vote with raised hands through Microsoft Teams virtual platform to vote on the pavilion.
- Approved by Mitchell Jackson for raised hands through Microsoft Teams virtual platform to vote on pavilion.
- Voting on Approval for construction of pavilion at park in the back of Blakefield Subdivision:

**** 50% of those homeowners in attendance and by proxy must vote yes for vote to pass.**

- Yes: 52 votes
- No: 25 votes
- Decision for Pavilion Project: majority of homeowners present at this meeting and by proxy vote yes for approval to move forward with pavilion project.
- Those homeowners with proxies for other homeowners are to email them to Keri Alpers at kerihoabiz@gmail.com.
- Homeowners wanted to cast another vote. Was suggested to vote by Keri Alpers calling out each homeowner who checked in at the beginning of the meeting and throughout to get their vote of yes or no out loud.
 - Motion by Aaron Carter to vote by individual names being called for a decision on approving the building of the park pavilion.
 - Approved by Robyn Doersam to vote by individual names being called for a decision on approving the building of the park pavilion.
- Voting on Approval for construction of pavilion at park in the back of Blakefield Subdivision:

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- Yes: 46 votes

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- No: 32 votes
- Decision for Pavilion Project: Again, the majority of homeowners present at this meeting and by proxy vote yes for approval to move forward with pavilion project.
- Both votes requested by homeowners voted yes in approval for moving forward with building a pavilion at the park in the back of the Blakefield Subdivision for a one-time special assessment fee of \$150 per homeowner.
- Another letter will be sent out soon regarding a one-time special assessment fee being due in the amount of \$150 per household.
- Motioned to adjourn by Aaron Carter; Motion seconded to adjourn by Ashley Shick.
- Adjournment: 1104