

Willow Run Homeowners' Meeting  
April 6, 2026

Present: John Stawizky, Todd Jenkins, Bob Driscoll, KJ Driscoll, Chris Elmore,

Absent: Christy Wallace, Nathan Summers, Beverly Estorge, Anthony Kennedy

Bob opened the meeting and asked for approval of last month's minutes. Chris Elmore had some additions to the minutes. Unanimously approved with amendments.

Bob discussed the upper lights at the gazebo. Apparently, they have gone bad. Bob had a printout for new Govee brand lights. John said that the spacing on those lights are double from what we have. Bob suggested getting two 48ft sets for about \$150. Unanimously approved. John mentioned that we should buy a set at Amazon. Same set he has for less money and more lights. Board approved. John will get info to Bob.

Bob mentioned that the new trees all looked good and that they should be watered a couple of times a week. John mentioned that some of the trees were really leaning and he called Donald Pilgreen to stake them and he would be out the next day to do that to 9 trees.

Todd said that there was a neighbor that wanted his tree removed and would help pay for it. John said that to get one tree down would be very expensive. John said that he would talk to the neighbor to discuss the next phase of tree removal.

KJ provided the treasurer's report stating the current balance is \$73,968.54 (end of March). The current CD at the bank was renewed in March and it matures in November.

Bob informed the board that he had to disconnect the low voltage lighting near 3718 Willow Run because the HOA did not get the installation approved by the owner (realtor). He mentioned that he is following up with the owner, but it looks like he needs to rerun the power from another house. He asked for \$500 to do this. Unanimously approved.

KJ suggested that the existing trees need to be mulched. John and Bob suggested that we wait until we get more reserve money. Proposal tabled.

KJ also asked what the HOA does with neighbors who do not want trees in the hellstrip. Todd and John started a discussion and decided that the HOA had management rights to the hellstrip.

Todd read an email from Sam Crowe from the Pet Food Pantry regarding TNR (Trap, Neuter, Release). "We have had a few homeowners' associations contact us about doing TNR in their neighborhoods lately. The cost per cat to be spayed/neutered is approx \$250. That cost includes Rabies & FVRCP vaccinations." Tabled till next meeting.

## NEW BUSINESS

HOA discussed the loud noise emanating from Rachels neighbor. Todd said that he would lookup the Greenville noise ordinance.

### SEC. 12-5-5 NUISANCE NOISE.

- (A) In addition to any other violation of this chapter, it shall be unlawful to emit any unreasonably loud, annoying, frightening, loud and disturbing or unnecessary noise. Specifically, it shall be unlawful to emit noise of such character, intensity or duration as to be detrimental to the life or health of any reasonable person of ordinary sensibilities.

Todd said that April needs to follow up with regular inspections and letter-sending.

Bob closes the meeting at 7:54 PM, confirming no further business to discuss.

Respectfully

John Stawizky, Secretary