

OXFORD GLEN HOMEOWNERS' ASSOCIATION ANNUAL MEETING

Minutes of Meeting

The Annual Meeting was held 11/15/23 at 7:00 p.m., at the Mint Hill Town Hall. Meeting was called to order by Don Nicholas, President of the Board of Directors. Don introduced the sitting Board of Directors; Don Nicholas – Vice President, Sarah Nicholas – Secretary/Treasurer and Bob Roberts. Trevor Countryman was unable to attend.

Tim Counts had resigned from the Board in August for personal reasons and Sarah was appointed to take the Secretary/Treasurer position.

Don welcomed all members and thanked each for their attendance. There were twelve households represented this year. Was very good to see so many neighbors.

Don also introduced Teresa Cole, a former resident of Oxford Glen and past President who was contracted to do all the management of the HOA as set forth in guidelines under Restricted Covenant 3.4 Management and Other Agreement.

OLD BUSINESS – There was no Old Business brought before the Board.

Financial Reporting – Teresa Cole

Dues Payments

We have NO unpaid dues for 2023 at this time. Two liens were filed this year and those have been paid, plus attorney fees and cancelled out.

Financial Report

Each attendee received a copy of the financial report as they arrived. The report was discussed and explained as requested. (a copy of that report is a part of these minutes as **Attachment A**)

Home Sales – Bob Roberts

Bob did an excellent job during his presentation of the Housing Market with very informative news of housing costs over the last 50+ years; and comparative pricing of Mint Hill/North Carolina prices compared to other states. Three houses sold in Oxford Glen this past year, with the high price at \$480,000 and the low price of \$338,000

Another home in the neighborhood is under contract, closing date set for Dec. 1

(a copy of that report is a part of these minutes as **Attachment B**)

Holiday Décor Contest / Home Related Info – Sarah Nicholas

9th Annual Holiday Décor Winners – December 2022

- | | |
|---------------------|---------------------------|
| 13807 Lymington Ct | Tim & Tracey Sorrells |
| 13733 Castleford Dr | Marty & Dana Trull |
| 13819 Waltham Place | Matt & Jayna-Beth Dinkins |

Each winner received a \$25.00 gift card. Details for the 2023 Holiday Contest have been announced - judging will be December 14. This will be our 10th Year for our annual Home Décor Contest! Make our neighborhood sparkle and shine!

Home Related Info:

Please make yourself familiar with Section 10 which discuss the homeowner’s responsibilities and things that are not allowed in our neighborhood. These restrictions are there to protect you and your investment in your home, not to infringe upon your rights. These covenants were put in place in the 1980’s when the developers started the subdivision and revised in 2010 to bring some things up to date. The Restricted Covenants are legal and binding documents that are tied to your deed and recorded at the Mecklenburg County Courthouse.

ARC Reporting – Bob Roberts

The Architectural Review Committee received the following requests this year:

- | | |
|----------------------------|----------------------------------|
| 1 – exterior painting | 1- pergola |
| 2 – fencing request | 1 – detached studio installation |
| 3 –porch addition/covering | |

(a copy of that report is a part of these minutes as **Attachment C**)

Section 8 and Section 10 of the Restricted Covenants details the duties and responsibilities of the Architectural Review Committee.

If you do not have a copy of the covenants, you can review these on our website or you may send an e-mail to the Board and a copy will be sent to you. The website and e-mail addresses are listed at the bottom of these minutes and on all correspondence from the Board of Directors.

Basic things that need to be approved; new paint colors, an addition to your home, decks, porches, pergolas, pools and fences. The full list is in the Restricted Covenants. The ARC is to ensure that all neighbors follow the covenants to keep the uniformity and integrity of our neighborhood. The covenants are to protect all neighbors.

Oxford Glen/Community Updates - Don Nicholas

Don gave an update on all the happenings and events of the past year concerning Oxford Glen and the City of Mint Hill. As usual Don gave excellent reporting on things that each neighbor should be aware of and/or concerned about. Several items were discussed here that are listed in the Open Discussion below. This information was printed and distributed to all attendees for reference.

(a copy of that report is a part of these minutes as **Attachment D**)

Election of Directors for 2019/ 2020

The following homeowners were elected to serve on the board for the coming year:

Don Nicholas	Joe Ogorek	Sarah Nicholas
Bob Roberts	Daniel Brightman	

Gloria Robinson was nominated as a director but very politely and graciously declined at this time.

Open Discussion:

The same questions seem to arise each year at the Annual Meeting so Don suggested that a sheet of "Frequently Asked Questions" be listed. A four- page sheet of questions and answers was drawn up and distributed to all attendees. They can now refer back to this at any later date. (a copy of those questions is a part of these minutes as **Attachment E**)

Other questions that were brought up for discussion:

***Will the sprinkler system be repaired or replaced?* No, this was checked out last year, it would need to be entirely replaced which was in the \$5000+ range and the water bills would be very expensive as well. The HOA cannot afford to do this.

***How many rental homes are there in Oxford Glen and is there a limit?* Currently there are 6 Rental homes. Four are managed by rental companies and the other two are private owners. There is nothing in the covenants that restricts the number or percentage of rentals.

Some of the homeowners are adamant that the original covenants had a "no rental" clause. This is not in the 2010 covenants. Teresa will try to obtain a copy of the original covenants to check this out. Several homeowners want to change the covenants to only allow a small percentage, example: no more than we have now. The Board will check on the cost of changing the covenants as to the cost and the steps involved.

****Will the dues be raised for 2024?** There are no plans to raise the dues. There would be a notice to all homeowners before the actual billing was sent out when/if dues were to increase.

****Homeowner Jeff Fischer stated "I think the secretary/treasurer should be someone that lives in our neighborhood, not Teresa".** Several homeowners asked him why he stated this, his answer was because Teresa had no vested interest in the community. He just kept repeating it needed to be someone that lived in the neighborhood. Teresa explained her qualifications, i.e. Accounting Degree, 20+ years' experience with Oxford Glen HOA, 8 years with Martin Lakes HOA, 10 years on 4 different HOA's with the construction company she worked for. Teresa was retained as the HOA Manager to handle all the duties of Secretary and Treasurer along side the Board Secretary/Treasurer. Handle all correspondence, billings, collections and year end records. The monthly fee is \$25.00 to ensure this is an arm's length transaction.

After more of the same statement over and over by Mr. Fischer, President Don Nicholas made the motion that Teresa be retained by the Board for the coming year in the same capacity, the motion was seconded and voting by a show of hands. The motion unanimously passed, except for Mr. Fischer who did not vote either way. Motion carried.

Don Nicholas President, again thanked each one for their attendance and support of the Board. He also thanked each Board Member for their hard work and the pleasure of serving with them.

There being no further business to come before the Association at this time, the meeting was adjourned.

Respectfully submitted,



Teresa A Cole
HOA Management

ATTEST:



Sarah Nicholas
Secretary/Treasurer

Please excuse any misspellings or omissions.

Oxford Glen HOA

Financial Report 11/1/22 - 10/31/23

Beginning	Bank Balance - 11/01/22	\$1,862.75
Deposits:	Homeowner Dues and Late Fees	\$6,395.00
	Total Deposits Received	\$6,395.00
Expenses:	Bank Service Charges	\$48.00
	Front Entrance - Maintenance (tree pruning, reflective tape, Christmas light batteries)	\$536.91
	HOA Management Fee	\$175.00
	Liability Insurance	\$797.00
	Mowing/Common Area Maintenance	\$3,174.00 **
	Neighborhood Events - Holiday Décor Contest	\$75.00
	Office Supplies (card stock, envelopes, checks, binders, printer ink)	\$194.57
	Postage	\$120.00
	Post Office - Box Rent	\$166.00
	Rent Room - Annual Meeting	\$140.00
	Storage Unit Rental - Life Storage	\$252.00
	Union Power - electric for street lights	\$751.93
	Website Fees (domain fees)	\$29.00
	Welcome Kits for new homeowners (gift card, Welcome card)	\$100.00
	Total Expenses Paid	\$6,559.41
Ending	Bank Balance - 10/31/23	\$1,698.34

Home Sales - 2022 / 2023 (11/1/2022 - 10/31/2023)

15216 Yarmouth Road \$480,000

15206 Buckhaven Court \$422,500

13809 Castleford Drive \$338,000

153316 Bexley Place \$450,000

***currently listed for sale
Tentative closing date 12/1*

ZILLOW HOME VALUE INDEX

The average house price in the US varies depending on the source and the time period. The median home sales price is \$428,700 as of the first quarter of 2022, a 30% increase from 2020¹². The average sales price of a new home is \$507,800 in the same period, up from \$453,700 in 2021 and \$391,900 in 2020²³. The Zillow Home Value Index, which measures only the middle price tiers of homes, puts the typical home price in the US at \$344,141 in 2022, up from \$293,349 in 2021²⁴.

MOTLEY FOOL

The median home sales price is \$431,000 as of the third quarter of 2023. That's a 31% increase from the start of 2020, when the median was \$329,000.

The average cost of a house in the United States has increased over the past four decades. Here's a look at how the median home sales prices have changed over the last 40 years (prices are for Jan. 1 of each year listed unless otherwise specified):

YEAR	MEDIAN SALES PRICE OF HOMES IN THE U.S.
1980	\$63,700
1985	\$82,800
1990	\$123,900
1995	\$130,000
2000	\$165,300
2005	\$232,500
2010	\$222,900
2015	\$289,200
2020	\$329,000
2023 Q3	\$431,000

Data source: Federal Reserve Bank of St. Louis.

- Between 1980 and 2020, (40 years) the median home sales price increased by 416%.
- From 1980 to the third quarter of 2023, home sales prices rose 576%.

- a. The gap between those percentage changes is a result of home prices rapidly rising from 2020 through late 2022.
- c. From the first quarter of 2020 to the fourth quarter of 2022, the median home sales price rose 46% from \$329,000 to \$479,500, among the fastest rates of median home sales price increases in U.S. history.

ZILLOW HOME VALUE INDEX

North Carolina typical home value is currently at \$321,908.

Least expensive “typical” homes are in West Virginia (\$158K range).

Mississippi	\$176,725
Kentucky	\$197,627
Arkansas	\$198,511
Oklahoma	\$199,559
Louisiana	\$201,639
Alabama	\$220,659
Ohio	\$220,031
Indiana	\$233,554
Michigan	\$235,236

Most expensive “typical” homes are in Hawaii at \$971,167

California	\$760,000
D.C.	\$722,619
Massachusetts	\$607,771
Utah	\$518,938
New Jersey	\$507,923
Oregon	\$501,513

Forbes

Born in 1958 (65 years old)

Year	Age now	New House	Ave. Wage	House as % of gross income	Gal. of Milk	Harvard Tuition
1958	65	\$12,750	\$4,600	2.77x	\$0.93	\$1,250
1983	40	\$82,600	\$14,000	5.90x	\$0.84	\$7,000
2023	New Born	\$431,000	\$58,428	7.37x	\$2.87 (\$6 in Hawaii)	\$78,028

ARC Requests - 2022 / 2023 (11/1/2022 - 10/31/2023)

15227 Bexley Place	exterior painting
15301 Bexley Place	porch addition
15301 Bexley Place	covered rear porch
15217 Buckhaven Court	pergola
15216 Yarmouth Road	fence addition
15118 Dartford Lane	deck/patio roofing cover
15200 Bexley Place	wooden studio installation
15151 Yarmouth Road	fence replacement

SUMMARY: fences - 2 detached studio installation – 1 painting - 1
pergola - 1 porch addition/covering - 3

When an ARC is submitted – please send an e-mail to the HOA Board of Directors the Financial Report

Subject line: Name – Address – “new fence”

The body of letter should include: the description of the addition or change you propose to do, including descriptions and colors.

All info is listed on the website.

OXFORD GLEN & TOWN OF MINT HILL COMMUNITY NEWS

OGHOA ANNUAL MEETING – WED. NOV. 15, 2023 – 7:00PM

The Bridges at Mint Hill

A future mixed-use (commercial & residential) development in the Lawyers Rd / I-485 area, i.e. The Bridges at Mint Hill. A 1.2 million square foot retail development. It is going to be designed as an outdoor “mall”, like Sycamore Commons or Waverly. Shopping center, anchor stores, movie theater, hotel(s), etc with connectivity to Veterans Park on Hwy 218. The Howard Hughes Corp is the developer on the project. The land was purchased for \$50M. Construction began in 2008, but was delayed due to economic conditions. No current timeline, although I’ve heard that now that the lift station and sewer/water infrastructure are complete, ground could break sometime in 2024.

(St. Luke Catholic Church moved from Lawyers Rd to Hwy 218 near Old Sycamore this Summer)

Stevens Creek Nature Preserve

The new Stevens Creek Nature Preserve officially opened July 2021.

The 281 acre preserve hosts a nature center focused on stream ecology, incl the infamous mussel called the North Carolina Heelsplitter which caused a lot of delays in a lot of area projects

The preserve is open 7 days a week...the nature center is open Mon-Sat 9a-5p and Sun 1-5p...there are 4 wooded hiking trails that are open 7 days a week from sunup to sundown. The trails allow you to walk up to 3.6 miles roundtrip depending on the trail combo you walk. The nature center has a large classroom / conference room and can also be rented out for small group gatherings, parties, or meetings. Free bonfire pit for small/family gatherings. It also has a fun topographical kinetic sand table where you can control the weather and water flow.

Multiple weekly & Summer classes for children & adults. Classes, camps, yoga, etc.

Ezell Community Park

Break ground 2024. Corner of Mintwood, Well Rd & Hwy 51 with the park entrance off Well Rd.

Master Plan includes large community garden (in place), Farmer’s Market, greenhouses, fishing pond, walking & biking nature trails, picnic areas (open & covered), playground center, splash pad, community center, outdoor amphitheater & stage area with both fixed & lawn seating.

OTHER

The LED field lighting project is complete at Veterans Memorial Park football/soccer fields. Crews installed new 80-foot poles with LED lights that allows use of the fields after the sun sets. The two fields were converted from grass to synthetic turf. Now all the soccer fields, tennis /pickleball courts at both parks, and the softball field at Wilgrove Park are lit with new LED lighting. The work was completed in this Summer. There is new playground equipment as well.

Mint Hill Madness in October was a huge success. Incredible fireworks display.

Annual Scarecrow Decorating Contest.

1st Place Business - The Knight of the Living Scarecrow - Queens Grant Community School.

Midterm Elections took place Tues. Nov. 7th

Mayor – Brad Simmons

Board of Commissioners:

Dale Dalton, Patrick Holton, Tony Long, Twanna Henderson

Military Hometown Hero Banners were on display around the fountain in front of Town Hall through Veterans Day – Nov. 11. Annual Veterans Breakfast on Saturday, November 11.

Annual Christmas Parade and Tree Lighting scheduled for Saturday, December 2nd @ 5:30pm

Monroe Hardware closed in October. ACE Hardware is moving in 2024.

McEwen Manor development next to the credit union. 166 single family & townhome units.

Alton Creek next to Queen's Grant Lower School. 83 single family homes. Retail also.

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Facebook Page: Oxford Glen Neighbors (133 members)

Lost & roaming pets, items for sale/free, contractor needs/recommendations, safety & security, Brian Robinson, coyotes, road conditions, sounds, power outages, Town of MH news, etc.

Oxford Glen HOA Annual Meeting

Frequently Asked Questions

Barking Dogs– the Board of Directors cannot control this

If the Barking Dogs are a constant issue – first try to resolve with your neighbor. Kind words are the best approach. If this does not work the Mint Hill Police Department enforces the Town’s noise ordinance. You may contact them at 704-545-1085.

Dog Waste - when your dog poops – it is not only a courtesy and responsibility to pick it up... it is the law in NC! “Pooper Scooper Law”.. these feces, if not removed, are carried down into the City’s stormwater drains and are treated separate from our drinking water. It also finds its way into the streams that feed into our drinking water. Think about that they next time you are in a hurry or too lazy to “pick up the poo”!!! This also applies to the feces in your own back yard from your animals.

If you see other neighbors constantly walking their dog and not picking up the poo... or a certain dog alone that consistently enjoys your property as a deposit area... Call Mecklenburg County Animal Control 704-336-3786

Stray/Breeding Ferrel Cats in Neighborhood -

Stray cats – contact Mecklenburg County Animal Control 704-336-3786

Brian Robinson – thankfully there have not been any reported incidents or sightings of Mr. Robinson that we are aware of. Let’s hope this remains so we all will be safe and he stays off the roads. Background info below.....

Brian drives a 2008 white Chevy Impala; the front bumper and grill are missing so it looks like the front is black. IF he follows you or harasses you, immediately call 911 – ask for Mint Hill Police. Give them your location and that Brian Robinson is following you, or whatever he is doing. They are very well aware of Brian and his actions. Do NOT go home – drive to the Police Station on Hwy 51. He won’t follow you there. Be very aware of your surroundings and do not engage with him if at all possible.

Cars parking on the street – It does state in our Restricted Covenants that no parking is allowed on the streets of the subdivision; BUT – the Town of Mint Hill has NO ordinance against street parking and we cannot override the governing municipality. Just the same way Town of Mint Hill can't override the County of Mecklenburg or the State of NC.

If the parked cars are impeding the entrance or exit from your driveway, again go to your neighbor and explain this. Kind words are the best approach. If they will not remedy the situation – call the Mint Hill Police at 704-545-1085.

Sorry... there is NOT a Restricted Covenant about the number of cars that may be at any residence, also there is NO law. There is nothing the Board can do about this.

Speedbumps in Neighborhood – this is always an issue that comes up because of speeding in the neighborhood. The Board has checked on this several times and the Town of Mint Hill will NOT install speed bumps for several reasons; it slows down response time for emergency vehicles into and out of our neighborhood, they cause damage to the emergency vehicles in certain circumstances, our roads are maintained by The Town of Mint Hill and it is ultimately their decision and their decision is NO.

Speeding Cars – for the speeders in the subdivision try to get the tag number and make of the car of consistent speeders, then contact the Mint Hill Police at 704-545-1085.

Work Vehicles in Neighborhood – Restricted Covenant 10.16 addresses the issue of work vehicles in the neighborhood. Your neighbors depend on these vehicles for their jobs and income, so please try to be understanding. If there is a huge issue or one of these trucks are blocking your way, please contact the Board of Directors at: hoaboard@oxfordglenhoa.com and we will look into the situation.

Nature Preserve - if you have not yet checked out the Nature Preserve that backs up to Oxford Glen, please visit! Great walking trails and other amenities. However – There will be NO ACCESS from Oxford Glen to the Nature Preserve. This question comes up every year and the answer is still NO. The Parks and Rec Dept want one entrance with a gate that controls entrance and exit so they can maintain the hours and visitors.

Please DO NOT cut through the yard of the neighbors that live on Yarmouth Road to gain access to the walking trails. This is trespassing!

Burning in Neighborhood - some of our neighbors have wood burning fireplaces, fire pits and even burn barrels... remember you are legally only allowed to burn wood and/or cardboard and paper. It is illegal to burn any other substance, example: rubber, electrical equipment, any flammable liquid (other than charcoal lighter or such). There have been some terrible odors in the neighborhood lately that suggest these items are being burned.

It is also illegal to burn ANYTHING outside during a country wide burn ban.

If you suspect these items are being burned immediately:
Call the Mint Hill Fire Dept at 704-545-4866 so they can come track the violation.

Coyotes - the coyotes are growing in number and seem to be braver as time goes by. Keep your small pets inside or near you at all times, small dogs and cats are easy prey. The coyotes are usually out in number in early morning and evenings or night. It is also a good idea to carry a large walking stick or golf club if you are walking your dog or just walking for exercise or pleasure during these times.

Thompson Road –

Speeders on Thompson Road – that again is out of our control. It is dangerous to exit from Castleford onto Thompson Road. Just keep complaining to the Mint Hill Police Dept and ask if they will patrol more, then you may consider your exit through Reigate Subdivision, it is the long way around, but far less dangerous.
Mint Hill Police Dept - 704-545-1085.

Repairs in curve between Oxford Glen entrance and Reigate entrance. The repair is almost worse than the original problem. Reduce your speed here and be cautious!
Report this and all road problems to: Public Works – 704-545-9726 - Mon-Fri

Trees backing up to Thompson Road that block traffic view –
Report this to: Public Works – 704-545-9726 Mon-Fri

Sidewalks – from Reigate to Oxford Glen and also down to Nature Preserve – there are NO plans to install sidewalks. We have consistently asked and even submitted a petition. For the last three times we have asked the Town of Mint Hill the answer has been “there are no plans at this time to install sidewalks in these areas”. SO... it will be helpful if anyone interested in the sidewalks being installed to keep contacting the Town of Mint Hill – 4430 Mint Hill Village Lane – Mint Hill NC 28227
You may also go to www.minthill.com and read Pedestrian Master Plans.

The last correspondence was sent to Don Nov. 13, 2021 from Steve Frey, Engineer and Director of Public Works. He stated he had submitted a request for Federal Funding grant to install the sidewalks and the decision should be made in 30-60 days. Since it has been two years, I assume the request was denied. But keep asking!

Subjects that need ARC Approval:

Fences, paint, siding, outdoor sheds, ... also make yourself familiar with Restricted Covenants Section 8.4, 8.6 and Section 10. This lists almost all items that need prior approval. Information for submitting an ARC Request is on the website.

If you need a copy of the Restricted Covenants – email hoaboard@oxfordglenhoa.com and a copy will be e-mailed to you. You also can go to: www.oxfordglenhoa.com click Covenants and you can see a copy of the Restricted Covenants.

Roofs – are not specifically listed in the Restricted Covenants, but we appreciate the notice being submitted to the Board of Directors with the color of the shingles. Keep in mind that the Restricted Covenants call for uniformity and cohesiveness in the neighborhood. Therefore, a metal roof would be strongly discouraged.

Solar Panels – are not addressed in the Restricted Covenants, therefore they can not be approved or denied. We do ask that they be installed on the back side of the residence in order to be as unintrusive as possible. Also please send a notice to the Board of Directors for information only. Email hoaboard@oxfordglenhoa.com