



The Greenbrier Hills Six HOA Board of Trustees has prepared this publication to increase communication with the owners at Greenbrier Hills Six HOA. It is our intent to keep the owners informed about subjects and issues that are discussed and addressed in our regular working group meetings.

Some portions of the minutes have been redacted to preserve homeowner and financial privacy.

Greenbrier Hills Six HOA Meeting Minutes

April 28, 2025

Bel Air Public Library

Meeting began at 6:01 PM

Jerry introduced the board members: (Volunteers!) Gerald (Jerry) Gionet – President, Garrison Still – Treasurer, Christopher Barker - Vice President, Michele Wolfe - Secretary Rob Mayer - member at large

The agenda for the evening was announced.

1. Introduction
2. Description of Greenbrier Hills (sections and Lots)
3. Stormwater Management Pond (SWM)
4. Common Area and Bamboo Issue
5. Legal Requirements: Reserve Study
6. Current Financial Position
7. Issues in and around the Community
8. Questions / Comments

An aerial view of the community was shown and explained, to include the three main areas responsible for the SWM pond. Specific questions were answered to identify exactly where the sections are located. A more detailed map identified the percentage of responsibility of each area surrounding the SWM pond.

Slides were shared to include the area of the SWM pond including an explanation of ownership. A chart was shown to explain the percentage of ownership for each of the parties responsible. Our community of 34.8 acres is responsible for 63.09%. Greenbrier Shopping Center (managed by Kimco Realty) which is broken up into a number of lots, has a 13.37% share, along with two pad sites being responsible for 3.68%, and Victorian Square has a 19.86% share.

Past inspections of the SWM pond were completed in 2019 and 2022, with the most recent one completed on October 29, 2024. The inspection identified deficiencies in the pilot channel, an undercut ingress flow pipe from Victorian Square, and a rusted out low flow egress pipe which required a new concrete riser and strap. Vegetation removal due to years of growth and downed trees, was also identified.

Estimates for the repairs were shared based on 4 companies that ranged from \$44,000-\$125,000. Based on experience and cost, the board chose B&M's estimate of \$66,531.38. B&M began construction on April 3, 2025.

Next steps were shared to include keeping costs down, signage, issues with the pond being reported, and future improvements.

The common area map was displayed next, and the bamboo issue was explained, including pictures of what bamboo is and how it grows. Four options as to how to remediate the bamboo were given. Option 1 is the costliest but most effective long term. Option 2 is less expensive, effective, but follow-up needs to be done throughout the growing season for 3-5 years. Option 3 is the least expensive with dedicated follow-up throughout the growing season for as many years as it takes to stop growth, along with. Bamboo would not be cut at ground level. Option 4 would be trenching.

Considerations were made to include preventing flow to the SWM pond, use of herbicides, hefty fines if it impacts wildlife, no need for state permits, and concentrating on the Tredmore Roadside first. Costs for bamboo removal range from \$8,000-\$30,000.

Questions were answered about where this area is located, and a discussion of the Cherokee Lane neighborhood was shared. One of the Cherokee neighbors wants trees to be taken down.

Reserve Study is now required to be done to make certain, we have in our “reserves” enough money to meet our financial obligations into the future (SWM / Common area). This was completed and has been used for 2026 and beyond budget.

Garrison then discussed our financial position. A chart was shared to explain our current financial position as of 9/30/2024. The budget for 2024 included assets and liabilities/expenditures. This was followed by the 2025 chart of the new budget which would include the new HOA fees to address the SWM pond expenditures.

The 2026 fees chart included information about our reserves and expenditures for the 2 studies and the cheapest option for the bamboo removal.

The Future HOA Fees chart was displayed to explain the increased dues to cover the SWM pond expense and the additional expense for the Option 2 bamboo removal. It divides the dues into quarters. In 2026, the total dues would be [redacted] which includes the SWM pond remediation expense. In 2027, the total dues increase to [redacted] which includes the SWM pond and bamboo remediation expenses. In 2028, the total dues remain at [redacted] to cover the SWM pond and the bamboo removal. In 2029, the dues decrease to [redacted]. This is because the SWM pond is paid for and so will the bamboo removal by the 3rd and 4th quarters.

One community member raised the question about keeping the dues to [redacted] a year. to make sure our reserves can support any future issues. They were concerned that there wouldn't be enough of a cushion as costs increase.

Another community member, [redacted] was concerned that we were discussing new business and not taking care of old business. [redacted].

Issues around the community were reported including late fines for non-payment of dues, improvements on the outside of homes need to be sent to the board in writing, the rules and regulations will be updated, issues in and around the community need to be brought to the board, and overhanging trees on Todd Road need to be trimmed.

Nominees for the board will be adhered to in 2026. There need to be 5 members for the board to run smoothly, otherwise, a management company will be necessary. Meetings for members will be held once a month depending on the existing circumstances. Questions and comments ended the meeting.

Meeting was adjourned at 7:59 PM