

# Abbey Knoll HOA Information and Updates

New easy to remember web site URL: <http://www.abbeyknollhoa.org>

## Sheds in Abbey Knoll

According to our deed restrictions, sheds are prohibited in the Abbey Knoll subdivision. We are aware that some property owners have had sheds installed on their property. Many of these were installed prior to the HOA being turned over to the homeowners. We have been working with the management company to obtain as much documentation as is available regarding anything the developer may have done prior to us taking over the HOA so we may properly address.

We continue to receive requests for approvals on sheds. Since the deed restrictions state that they are not allowed, those requests are being denied. Even if the developer said it was OK, it does not legally override what is in the deed restrictions. The trustees have been giving serious consideration on what to do regarding the existing sheds. We are responsible for enforcing the deed restrictions.

We are planning on having an open discussion regarding sheds at this year's annual HOA meeting. We encourage every homeowner to attend. The desire has been mentioned to attempt to modify our deed restrictions to allow sheds. This process requires 2/3 of the current homeowners to approve any change. We have obtained a copy of the deed restrictions for several surrounding neighborhoods and none of them allow sheds or outbuildings of any type.

## Knoll Bush Hogging

As discussed at the last annual homeowners meeting, we will no longer be doing the "picture frame" mow of the knoll land. We will be doing at least 2 annual full mows. This year we have budgeted for up to 3 mows since we did not have one in the latter half of the growing season last year. This is being done without any increase to our annual HOA fees.

## Old State Road Construction

The project to expand S. Old State Road will be kicking off next spring. The trustees have received a request for a temporary easement for the area just south of our entrance. They are planning on doing work on the drainage culvert. Our entrance sign will not be impacted by this work. The trustees are evaluating the proposal from the county since the land and landscaping in the construction area will be impacted. We are planning on discussing this some more at the annual meeting.

## Improvements and Alterations to Your Property

The properties in our subdivision are governed by deed restrictions which outline our homeowner's association and what we can do with our properties. Any improvements or alterations must be submitted for an approval before any work begins. Failure to obtain approval is a violation of the deed restrictions.

## Dumping on Knoll Property

During last year's full mow, we were informed by our landscaping company of several areas where there is either construction debris or other materials dumped on the knoll land. These materials must be mowed around and last year there were several patches which could not be cut down. It is illegal to dump anything on the knoll land. If anyone witnesses someone dumping any trash, debris, tree limbs, grass clipping, etc, please contact the Omni help desk or email the trustees. Remember, complaints are treated anonymously. We will be investigating options for having the existing debris removed.

**Please plan on attending this year's annual HOA meeting:  
Wednesday, May 4<sup>th</sup> at 6:30pm at the Orange Township Hall.**