

Pinewood HOA – Meeting Summary

Date: Aug 14th, 2026

Time: 7:00 PM

Location: Teams Meeting/Online

Meeting Overview

- The Aug Pinewood HOA Board Meeting was held on Aug 14th, 2026, via Microsoft Teams video conference.
- Board members in attendance: Ajit Kanerkar, Salil Kulkarni, and Tania Mukherjee, Quorum established, Residents in attendance: Online- 7.
- Meeting was recorded; video was optional. Attendance verified per homeowner's name address included in chat section of the meeting.

Financial & Dues Updates

- All dues collected, Current operating balance \$ 52,950 as of 7/31/2026
- A second partial delinquency exists — a small late fee only; annual dues for that homeowner have been paid. Will remain on account until paid
- A Homeowner-Lot #15 (7903 W 157th Ter)-Prepayment \$550(To be applied to 2027 dues)
- Insurance renewal approved \$ 1375-Paid

Architectural Requests

- Lot 65-Roof Replacement-Owens Corning Duration-Black Color-Approved
- Lot # 38-Roof Replacement-Malakey Vista AR Class 4-Black Oak Color-Approved
- Lot # R6-Roof Replacement-Tamko Titan XT Class 3-Weathered Wood-Approved
- Lot # R10-Door Replacement-Fiberglass-Onyx Color-Approved
- Lot #R-28-Deck stain-color Pecan-Approved
- Board has received 28 total architectural requests-28 approved.

Website & Records Management

- Meeting Notes until July & Financial records-until June are available on website -rest will be uploaded soon
- Evaluation of dedicated emails for Board members– In Progress

Communication & Social Media updates

- Follow us on <https://www.facebook.com/profile.php?id=100064688918494> for announcements
- Facebook Community group - <https://www.facebook.com/groups/1168216318127297>

Community & Maintenance Updates

- Antioch & 157th entrance landscaping completed with flowers and mulch
- Antioch & 157th entrance lighting issue resolved, sensors replaced, spotlight could not be repaired hence replaced total cost \$625
- Reported concern-Island on 157th -cleaned up and much installed.
- Plan Fall garage sale alongside with neighboring community- board has reached out to communities nearby to establish garage sale dates.
- Board is currently addressing ~4 ongoing compliance issues

Bylaws Update

Attorney Draft is received board is working with attorney to get few questions clarified once finalized will be shared with community and next steps per attorney guidance will be communicated

Community Guidelines – Submitting Concerns

- The board requested repeatedly that homeowners submit concerns with specific details, documentation, or evidence rather than generic complaints. Vague or unverified complaints based on hearsay /somebodies' claims cannot be acted upon. For consistency verifiable information is required for board to document concerns and propose resolutions.
- **Concerns should be sent directly to the board** via the website contact form or email — not broadcast to neighbors. This keeps matters confidential and properly documented.

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Open Floor Highlights

Homeowner asked details about Self-managed HOA

- Boards Response: Self-Management-HOA is done by Board, like what we see on management companies' portal, but it is managed by Board, records, violations, accounts, communication in one place. From previous years there has been concern of increased costs, previous board voted to reduce management company contract to accounts only and move on to self-managed Board, that is why current board started looking into this option. "BOARD Can not and will not make this substantial change without homeowners vote" If motion to change pass board can set up demo for homeowners.*

Another raised concern about financial side of things and requirements like registration taxes & added responsibility being managed in-house could potentially cause problems in future.

- Board Response: Board with the help of homeowners could put together calendar of events which enlists all the requirements obligations to ensure all the steps are completed in timely manner If Homeowners agree we need to create structure which keeps board in check to ensure everything is done appropriately. Every year each board needs to identify a person to communicate and provide information to title companies and publish their contact to ensure timely responses.*

Homeowners raised concern that they think their property values is not growing as they should and referenced somebody else has claimed there are homes in non-complaint could be reason behind it.

- Board Response: Our association does not work with landscape company to manage lawn & landscaping for whole community, all homeowners are responsible for their own property maintenance, and they do work on their own schedule. Expecting 100% uniformity/compliance at a given point of time is not realistic and not possible. If any homeowner is claiming there are concerns that should be reported to board. Once validated board can reach out to homeowners. Board is planning to invite realtors working in the area, specifically our community, to talk to homeowners during upcoming gathering/townhall where we expect more attendance than regular monthly meetings. Goal is to hear from experts about real estate trends and how to keep property values up.*

Homeowners mentioned road maintenance from city resulted in damage to trees by sidewalk

- Board Response: In such cases board/homeowner can contact city to take care of the issue.*

Homeowner made comment meeting should be in-person & Online

- Board response: Board is always working to make sure we get more and more attendance for these meetings, current meeting has been one of the most attendees in recent times, homeowners who are experiencing any issues in joining these online meetings or navigating, please reach out to board and we will be happy to put together step by step guide to attend and interact with board during the meetings.*

Meeting Schedule

- Next HOA meeting: venue schedule & agenda to be confirmed. (Mid sept)

Action Items

- Finalize restated and amended bylaws with attorney and share with homeowners.
- Finalize date, venue & time for town hall & voting, evaluate and decide for possible refreshments during the town hall.

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