

## Bel Sogno Neighbors

During our annual HOA meeting held on September 26, 2024, there were a few topics that were brought to the HOA board's attention from members of our association.

### 1. Beautify the front entrance.

- a. After the HOA meeting there were quotes from landscape companies that provided the HOA with quotes to beautify the entrance. Those quotes came in higher than expected, \$5,000 to \$6,000.
- b. On October 9, 2024, several neighbors met at the front entrance to gather some ideas of what should be done and discuss volunteers for the project. The board knew the project would not start until spring of 2025, which is where we are today.
- c. On May 6, 2025, the community was invited to further discuss ideas and pick materials for the entrance. We want to do something along the lines of low maintenance flowers. Mr. Miller has agreed to provide landscape stone and weed barrier fabric for the front entrance.
- d. We are still looking for Ideas and volunteers to help with this project. If you are interested, please contact any member of the HOA board (contact info at bottom of page.)

### 2. Bylaws/Covenants Amendments Proposal

- a. Again, during our HOA meeting on September 26, 2024, part of the agenda that was discussed was amendments to the bylaws and now that spring is here, and warmer weather is upon us we can finish the conversations.
- b. On May 7, 2025, the community was invited to further discuss ideas and what the process should look like for the changes to move forward. We are looking at trying to propose to the HOA during the annual HOA meeting in September.
- c. We are looking for **three** more people to sit on a committee and collaborate with all the members within our association to get your input and propose changes to the bylaws/covenants under the supervision of the HOA Board members. Brian Miller has offered to use his place for meetings for the group. Your feedback is very important to make the association better. **(The current Volunteers are Tom Aubury, Jeff Custer) Please contact Brian 260-409-2291 or email [belsognohoa@gmail.com](mailto:belsognohoa@gmail.com) if you would like to volunteer on the committee.**
- d. If anyone needs a copy of the bylaws or covenants, please contact Brian Miller at 260-409-2291 you may also visit the website [here](#).
- e. There is a list of bylaws and covenants that have been listed as the most complaints among members of the association. Please read the following:
  - i. 3.0 Covenant for Maintenance Assessments

1. 3.2, 3.3
- ii. 4.0 Architectural Control
  1. 4.1, 4.3
- iii. 5.0 General Provisions
  1. 5.3, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.19, 5.26, 5.29, 5.31, 5.33, 5.34, 5.36
- f. The changes would require a 51% majority vote to pass, that would mean fifteen households would need to vote Yes for each new change. The covenants would also require approval from the Whitley County Plan commission.

### **3. Mailbox Replacement/Repair Beautification Project**

- a. Again, during our HOA meeting on September 26, 2024, part of the agenda that was discussed was painting and replacing mailboxes and the wood that holds all together and eliminating the newspaper boxes below.
- b. Our mailbox sections were built in 2001, which is 24 years ago.
- c. On May 8, 2025, the community was invited to further discuss options and remedies for our decaying and leaking mailboxes and wood posts and planks.
- d. With twenty-nine (29) member boxes and one for the HOA there are some options that we want to propose to the members for vote.
  - i. Replace all mailboxes at once (\$30 for each member for their Box or members purchases one that meets the HOA covenants #2 Rrual black box and provides that to the HOA secretary) The secretary Brian Miller has volunteered along with some other members to replace the box sections and paint the wood. If wood needed to be replaced because it is rotten and splintering, then we would need to purchase some. If any member would like to donate funds to avoid an assessment to purchase wood that would be great. Please see HOA Board. Having everyone's box stored in one location makes the replacement process go quicker.
  - ii. We install United States Postal Service (USPS) Cluster Box Units (CBU's) these would possible be free to the HOA, but the HOA would have to install the mounting Slab and maintain the CBU's. This is if the USPS does in fact allow our addition to have these and two if the plan commission allows them here. We are still trying to confirm with the USPS if in fact they are free to contact us.
  - iii. If CBU's are not free the HOA would need funds to put our own CBU's in. more information and options in the video on the website.
- e. We are working with the local USPS to see what it would cost if any to have the CBU's installed.

If anyone has any other ideas or topics that need to be addressed to the HOA Board, please feel free to reach out.

All this information, including videos of the power points that were discussed in the meetings, are also on the website.

<https://belsognohoacommunity.neighborhood.online/Home/hoa/documents>

<https://belsognohoacommunity.neighborhood.online/Home/hoa> then go to documents library page under the HOA tab.

or click on the link above.

We would like everyone's feedback on these topics and may so by a couple of different ways.

1. Email us @ [belsognohoa@gmail.com](mailto:belsognohoa@gmail.com)
2. Fill out the feedback section below the videos.
3. You may call or text your board members below:
  - a. Jackie Hake (260) 609-3192 (President)
  - b. Laura Ausbury (260) 348-7804 (Treasurer)
  - c. Brian Miller (260) 409-2291 (Secretary)

The deadline to submit feedback will be **June 15, 2025**. This is in hopes to keep the process moving.

If you require more information, please contact Brian Miller 260-409-2291

We will provide updates as they become available.

