

Emerald Hills Quarterly Board Meeting

June 14, 2026

Board members present:

Jacques L'Heureux : President Roger Ford : Vice President

Nicole Baucom: Chair Architectural Review Board Chairperson

Todd Parks: Treasurer John Nixon: Secretary

Others present:

Steve Slayton: Member Architectural Review Board

Meeting was called to order at 6:35 PM. First order of business was a review of minutes from the March 8, 2026 BOD Meeting. Minutes were reviewed and motion to approve by Jacques, second by Todd.

Treasurers Report: Todd reported all bills are current and current asset balance is \$29,862. Increase in expenses this year are due to mowing fee increase, and APMS administrative fee increase. As currently reported by APMS, 6 properties have not paid the 2025 assessment including 3 properties that are multiple years behind and have liens filed with the County.

Architecture Review Committee Report: Nicole reported that 8 ARC requests for fences, decks, and sheds have been approved. No ARC request was submitted for the removal of the shed and installation of new shed with non-shingle roof in a different location at home on 22 Beatrice. APMS did the spring drive thru and took pictures of items not compliant and sent letters to homeowners. Most common issue was dirty siding with mildew. The annual neighborhood yard sale on 6 June was successful.

Vice President Report: Roger reported that the local Cub Scout Den put up flags at stop signs and other locations in Emerald Hills for Memorial Day. Discussed the Xfinity/Comcast orange cable connecting two utility boxes running thru back yards and the field that HOA pays to have mowed. This cable is an issue for Chris Battaglia when mowing the field as he has to stop his mower, move the cable, and then resume mowing. The cable has already been cut once and had to be repaired to restore service and now part of the cable is hanging in a tree. A neighbor who talked with the repair person after the above ground cable was damaged, reported that there is currently no work order for a buried cable between the utility boxes. Jacques contacted Xfinity/Comcast on 6/12 and will follow-up again.

Garden Committee Report: John reported that five of the garden plots have been planted. The one not planted has been mowed by the homeowner.

President Report: Jacques reported about Augusta County Sheriff's Department Speed Trailer being placed at two different locations in Emerald Hills during May and June. Jacques reported the federal taxes paid by APMS were late and there was a very small penalty. The taxes were filed on time, so not sure why the payment was late. Jacques referenced email he had send out about ruts in field, where John had responded to approve up to \$400 for Chris Battaglia to purchase bags of dirt or sand to fill in the ruts so his lawn mower is not damaged when mowing the field. Need to find contractors to bid on fixing the wall at the Emerald Hills entrance at Long Meadow. Todd will reach out to a landscape contractor. Discussed adding more solar lights above wall. Jason and Amanda Opstad have built new HOA web page and provided pictures which Jacques had sent to board members. Jacques will reach out to them to set up a demonstration of new web page and John asked to attend. Jacques reported new homeowners at 48 Lillian Dr and 419 Wyndham Hill Dr (Logan and Lauren Horn). APMS has been requested to provide a semi-annual updated list of homeowners. Jacques is looking to recruit someone to lead the community welcoming committee.

Meeting adjourned at 7:14.

Prepared by John Nixon – Secretary / edited by Jacques L'Heureux - President

June 16, 2026

/ June 22, 2026