

2024 MFCHA
ANNUAL
OWNERS
MEETING

November 13, 2024



AGENDA & RULES OF THE ROAD

- Introductions
 - Quorum?
 - Accomplishments
 - Plans for Next Year
 - Financials: YTD Treasurer's Report & 2025 Proposed Budget
 - Election of Board Members
 - Open Forum
-
- Please hold questions until the end

MFCHA BOARD OF DIRECTORS

- Board meetings are held on the 2nd Wednesday of the month at 6:30pm via Zoom
- Email Sarah Knaub for the link –VictoryComMgt@gmail.com
- Board meeting minutes are available on the website after they are approved

Kristi Batdorf	President	mfchaboard2@gmail.com
Nancy Noble	Vice President	mfchaboard1@gmail.com
Julia DelCasal	Treasurer	mfchaboard3@gmail.com
Becky Weldon	Secretary	mfchaboard4@gmail.com
Karen Forrest	Director	mfchaboard5@gmail.com

ACCOMPLISHMENTS

- Tree Work
- Stray cats
- Continued Unit Colors – New 2023 Modern Colors
- Updated approved shingle options
- Worked on plan to remediate erosion behind 103 & 105 with York County

New colors



White for trim (or similar)

Colors kept from the original color palette



Original paint color-matched to
Sherwin Williams color 7683 - Buff

Original paint color-matched to Sherwin
Williams color 7602 - Indigo Batik

UNIT COLORS

Doors can be from palette
or complimenting color.

Please submit ARC
requests for anything
outside of white trim
updates.

MFCHA Approved Roofing Shingles – Update 6/25/24

Weathered Wood: “Brownish-gray with red undertones”

Owens Corning Supreme “Weathered Wood”

(Original approval, color is no longer available,
3-tab shingles are not very popular)



IKO Cambridge “Weatherwood”



GAF Timberline HDZ "Weathered Wood"
(Approved for 104C and 103A)



Certainteed Landmark "Weathered Wood"
(Used on 102B)



Certainteed Landmark Colonial Slate
(Used on 105A, 105B, and 108D)

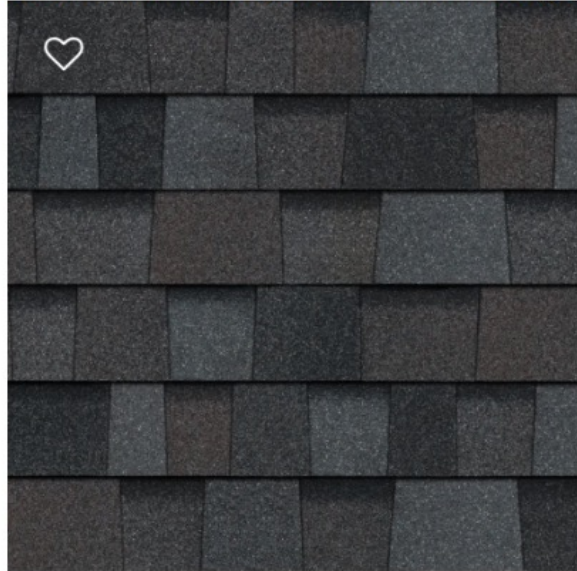


GAF Timberline HDZ "Williamsburg Slate"
Listed as "No longer sold on Lowes.com" but is available from other websites



This is what the newer version of Owens Corning shingles look like:

Owens Corning Oakridge "Williamsburg Gray"



Owens Corning Oakridge "Driftwood"



- Reminder: All shingles require an ARC request and Board approval prior to work.

COMMUNITY REMINDERS

- No dumping of unwanted items in the common areas (donations, trash, old furniture, etc.)
- Put trash and recycling totes away
- Please do not store items on your front porch—keep it looking neat! (Kids bikes, placed neatly, are OK)

Continued...

COMMUNITY REMINDERS

- Please contact the board if you have parking needs beyond 2 spaces
- No feeding of stray/feral cats or other animals.
- All pets must be on leashes. No tie-outs.

Thank you!

GOALS FOR 2025

- Ground erosion behind 103 & 105 – Drainage
- Parking Lot (109-115)
- Continue Unit Colors correction
- Continue Tree Maintenance
- Continue consistent and reasonable Covenants Compliance Program
- Update “Rules & Regulations”
- Update signs at entrances

ELECTION OF BOARD MEMBERS

THREE BOARD POSITIONS AVAILABLE

- Nominations:
 - Kristi Batdorf (re-election)
 - Julia DelCasal (re-election)
 - Chris Elliott
 - Any other nominations?
- Officer positions will be voted on at the December board meeting

OPEN FORUM

- Questions?
- Comments?
- Suggestions?
- Only one person at a time
- Speak slowly and clearly

THANK YOU FOR ATTENDING!

- The last board meeting of the year will be Wednesday, December 11 at 6:30 via Zoom

Note: The financial reporting slides have been removed from this presentation. If you would like a copy of the year-to-date report or the proposed 2025 budget, please email your request to VictoryComMgt@gmail.com.