May 17, 2005

Two Rivers Subdivision Annual Meeting Notes

 Attendance: 22

Location: Fire Station, Mukwonago

 Chairman Ed Melchoir began with greetings and introductions of the ACB Board, following with a review of the role of the Board.  Anyone needing copies of the Covenants were informed on how to obtain one by either contacting a board member or downloading a copy from our website.

Topics for discussion and review were the covenant obligations of all residents.  Reminders that the board would now be paying attention to the shielding of outdoor waste receptacles were mentioned. This is not a new requirement, just one that has not garnered as much attention during the beginning of our neighborhood.

Questions brought up by residents ranged from shed requirements, definitions of decorative fencing, what type of trees to plant in the front along the sidewalks, where to go to get replacement parts for mailboxes and light posts, what is expected of owners of property that do not have a home built upon them yet, and how to obtain applications for any covenant or city permits.  Residents were reminded that when in doubt, to contact a Board member prior to erecting any structure as the city would not issue permits without a signed application from the Board.

In addition, residents inquired how the Board handles matters brought to their attention.  For example, what process is used when a property owner fails to complete their construction in the required amount of time, or when a neighbor has unsightly yard conditions. The board explained how it established guidelines when the covenants are somewhat nonspecific, and where it seeks guidance when needed.

Larry Alber updated everyone on the status of the ACB checking account, and why we must collect the dues each year.  The largest expenditure is the maintenance of the entry medians and landscaping along the entry signs which is under contract with a landscaping firm.  Anyone who has not sent in their annual dues is encouraged to do so, so that the Board does not have additional expense in collecting them.

Marilee Gloe brought information from a real estate agent that supplied resale statistics on homes in Two Rivers, which supported observations that home values within the subdivision are rated high for both increase in value and short market times.

A reminder that the Mukwonago River was recently featured on television in a newly produced video by the Friends of Mukwonago River.  Ask at the library if you missed this informative programming.

 As this is written following the meeting, it is noteworthy to mention that the all-subdivision rummage sale was held over the weekend of May 19-21st.  This was a wonderfully organized event by one of our neighbors, and had good participation.  Thank you to everyone who gave their time and talents to support a fun way to kick off spring cleaning.

 The Architectural Control Board wishes to thank everyone who came and for the great commentary during our meeting. It is wonderful to meet new residents and see familiar faces.  We would like to see next year’s meeting include the suggestion of a pot luck, following the meeting, for socializing with the nice people of Two Rivers.  As always, your input is welcome and appreciated.

 Ed Melchoir, Larry Alber, Marilee Gloe