



ROBESON
MEADOWS
HOMEOWNERS ASSOCIATION

Annual Report - 2025

Robeson Meadows Homeowners' Association

Board of Directors

22 January 2026

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What Does the Association Do?

The Robeson Meadows Homeowners' Association is responsible for:

- caring for the common property and easements in the neighborhood, and
- helping the 270 lot owners maintain our common covenants relative to fences, paint colors, outbuildings, etc.

The Association does not enforce any city codes, municipal ordinances, nor settle interpersonal disputes between residents of the neighborhood.



The Board of Directors

2025 Board of Directors

Japhia Ramkumar (President & Maintenance Committee - Grounds)

Joe Sciacca (Vice-President & Communications Committee)

Estela Canga (Treasurer & Architecture Committee)

Maitreyee Bera (Secretary)

Marcelo Garcia (Maintenance Committee - Lakes)

Maggie Dougherty-Roberts (Maintenance Committee - Trees)

Peggy Charney (Recruiting Committee)

Hannah Yasunaga (Communications Committee)

Tim Offenstein (Architecture Committee)



2025 Highlights

Online Payment Option

Responding to interest from residents, we have implemented a new online payment option for the Annual Maintenance Assessment. This will allow residents to pay by credit card or bank transfer.

Stormwater Drainage Assessment

Responding to reports of water draining slowly following heavy rains, and with the assistance of the City's Public Works Department, we cleaned tree roots and inspected the condition of 3 sections of underground stormwater drainage pipe. One was found to be compromised with multiple locations of tree root intrusion and deformation and will need extensive repair or replacement. This is planned for 2026. We will seek assistance from a city grant program for maintenance of stormwater systems to help reduce our cost for this project.

Lake Swale Area and Erosion Issue at Duncan Road

We have become aware of an erosion problem developing where water from the big lake flows into the city's drainage system at Duncan Road. The speed of the water runoff from the lake and through the swale following heavy rains is contributing to erosion in the swale and at the spillway structure at the end of the swale area at Duncan Road. A long-term plan to address this area will involve repairs to the spillway structure at Duncan and a plan to reduce the speed of runoff through the swale area.

Late Fee Structure Review

We have simplified the calculation of the late payment fee for the Annual Maintenance Assessment, to align the fee with the maximum interest rate of 9% per year. For example, for an assessment of \$250, paid after the March 1st due date, a late fee of \$1.88 is added each month until paid.

2025 Summary - Lakes and Grounds Maintenance Work

- Monitored the health of our lakes and treated for algae
- Mowed all the commons and right-of-way easements
- Maintained tree inventory
- Installed 2 fish habitat structures, from residents' recycled Christmas trees, on both lakes.
- Restocked the lakes with 155 channel catfish, 100 largemouth bass & 100 hybrid blue gill.
- Constructed and installed 4 new turtle platforms on both lakes.
- Cooperated with Friends of Geese and resident volunteers for humane population control of geese on our lakes, treating 9 nests and preventing the hatching of 49 eggs.
- Repaired entryway light at Prairie Meadow and Scottsdale
- Studied drainage and erosion control issues

2025 Summary - Administrative Work

- Provided Closing Letters for the sale of 8 homes during 2025.
- Responded to 8 requests for Architecture Committee review for fence and landscape projects.
- Received 28 submissions from the general Contact form.
- Increased the number of subscribers to blog post notifications to 67.
- Consulted an attorney to guide us through revisions to the late fee structure.
- Researched and implemented an online payment option for annual assessments
- Invested a portion of reserves in high-interest CD
- Increased membership in the RMHOA Facebook group, RM Families, to 145.
- Coordinated multiple social events including an Easter Egg Hunt & Children's Treasure Swap, the neighborhood Garage Sale in August, and the 4th Annual Turkey Trot on Thanksgiving Day with over 50 residents and friends participating for a 1-mile walk/run around the lakes.
- Encouraged a resident to install a Little Library (RMHOA now has 2).

Looking Ahead to 2026

Expand the fish structure project

Place additional Christmas tree fish structures to build a healthy habitat for our fish.

Stormwater drainage issues

Follow-up on recommendations from the inspection of stormwater drains by implementing repairs or replacement of compromised stormwater drain tile.

Board Development

Work to attract new leaders for board service and expand opportunities for community involvement.

Financial Management

Over the next several years, build the operating reserve to a target amount of 2X annual revenue.

Evaluate online payment option to pay assessments

Evaluate the new online payment system and make adjustments if needed.

Erosion Issues in Lake swale area east of Duncan

Research solutions to address erosion at Duncan spillway and along the lake swale area.

Foster more community engagement

Seek creative opportunities for engagement such as building additional Little Libraries, fishing clinics, promoting more wildflower pollinator islands, constructing more fish structures, etc.

Develop a plan to gradually replace lost trees

We lost 2 trees (and replaced 1) in 2024 and lost 1 more in 2025. Work to find suitable locations for new trees where nearby residents are willing to help water them during the first 5 years.



Annual Meeting

The Annual Meeting will be 27 January 2026 at 7:00 PM at the Windsor Road Christian Church (Windsor & Scottsdale)

We will be electing our 2026 board members.

We will be approving the 2026 budget.

We look forward to seeing you there!

The Robeson Meadows Homeowners' Association Board of Directors
board@robesonmeadowshoa.com