

# BLACKTHORNE HOA

## 2024 Spring Newsletter

### Board Of Directors:

Jason Schwecke

Kate Pagendarm

Jake Elliot

Whitney Reed

Tom Everett

### Management:

Blackthorne HOA is proudly managed  
by Hart Consulting Inc.

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765 - 426 - 7711

We are available any time to assist  
members or address any concerns!

Go to [www.harthoamgmt.com](http://www.harthoamgmt.com) then  
select "our clients". Next, select  
"Blackthorne Homeowners Association".  
Here you will find important HOA  
documents such as: by-laws, covenants,  
current newsletters, etc!

*Thank your for keeping  
Blackthorne a desirable  
place to call home!*

### 2024 Annual meeting Highlights:

- The 2023 income & expense was presented as well as the 2024 budget. The main expenses are lawn/landscaping and utilities.
- One position was open on the board. The term is for 3 years. Tom Everett volunteered. There were no other nominations. Welcome to the Board, Tom!
- 2023 recap - work was completed around the ponds, tree care, and gravel was added to the emergency access road.
- In 2024 the dirt mounds by the park will be addressed. In 2024 or 2025 the rest of the white fence along 52 will be removed. This is an ongoing project and will be completed as the budget allows.
- Members expressed some concerns about violations (trailers on the streets, etc), the HOA board is very diligent about violations. There is a somewhat lengthy process to correct violations, it takes time but notices are being sent.

### Reminders:

- Keep yards mowed and maintained
- Check for mildew on north-facing sides of your home
- No parking in the grass along the playground
- You may have an RV, Trailer or Boat parked in your driveway for loading and unloading purposes, for a max of 48 hours. Should you need to extend that time, contact Hart Consulting for prior approval.
- Exterior Changes require prior approval form the board.