

# 2025 QRHOA ANNUAL MEETING

Wednesday, November 19, 2025 7:00 PM – 8:00 PM

Plymouth Township Multipurpose Room

## **QRHOA BOARD MEMBERS PRESENT:**

Tom Rzepecki – President  
Jack Anton-Treasurer  
Deb Meyer-Secretary  
Kevin Coughlin  
Paul Herman  
Gregory Poulin

## **QRHOA MEMBERS PRESENT:**

Gary and Ann Ferguson  
Richard and Cheryl LeBlanc  
Chad Rogers  
Jeanette Herman

Total: 12 attendees

## **Meeting called to order at 7:01pm**

### **AGENDA:**

- I. Welcome & Introductions - Tom welcomed everyone and all attendees introduced themselves.
- II. 2024 QRHA Annual Meeting Minutes Review - 2023 minutes were available on the website and a print copy was made available. Meeting minutes were approved.
- III. Treasurer's Report – Jack Anton  
Jack provided a detailed financial summary through 11/19/2025 of actual expenditures alongside budgeted expenditures for 2025.. On the back side of this summary he listed Prior Year Actual Expenditures from 2022, 2023 & 2024 for General Account and Common Account Expenditures. Also provided was a breakdown of the commons expenses for 2021, 2022 and 2023. [2025 Treasurer Report](#)  
Herbst Lawncare was hired again to do routine cleanup of the pond entrances, the area at the end of Stonehollow and clean out of the wetlands drain. One additional Rigero BioPod was purchased and installed in the small pond.
  - All dues have been collected from all households for 2025 with the exception of one household in Ridgewood West.

- QRHA dues for 2025 will remain at \$230 per household. The amount collected from Mallard Pond and Ridgewood West is \$51.39 per household. Dues are due on January 1, 2026
- This is the first year we have offered payment of dues using Zelle. Unlike Paypal, Zelle does not charge a fee. So far, 46% of QR homeowners have used Zelle and 20% of RW and MP homeowners have used Zelle. The number of homeowners who have paid their dues so far is the same as last year.

#### IV. Snow Removal/Salting Update – Deb Meyer

Deb reminded everyone about the terms of our snow removal contract with Old Village Landscaper. General terms are: 2-3" snowfall triggers snow removal. All intersections and the curve on Quail Circle are salted when plowed. Full salting done under special conditions. Issues and complaints should be sent to the board. Old Village Landscaper also services Ridgewood West and Ridgewood Hills.

#### V. Pond/Commons Report – Kevin Coughlin

- There were no major issues with the pond this year. We added one additional Biopod unit with the hopes of enhanced muck reduction and increased water clarity.
- Only one dead tree needed removal this year.
- Herbst Lawn and Snow is moving upstate so we will need to find a new service for routine cleanups. It was recommended that we try Twins Services. They are the nephews of one of our residents and just started this company.

#### VI. Wetlands & Storm Drain Update

Tiffany could not attend the meeting but she had reported that the drain was clean and functioning properly. A yearly clean up is needed.

#### VII. Township Sidewalk Repair Program

The work in our subdivision is complete. There were multiple complaints about the quality of the work. The Fergusons had damage to their sprinkler line and it took 2 months for completion. The Township has sent the bills and they can be paid in full or added to your taxes interest free.

#### VIII. Updating the directory and email collection - Deb Meyer

There was a new effort to collect emails in the last newsletter so that we have updates and Jack can send invoices via email in the future. Only 8 people responded. We currently have about 51 households who have provided at least 1 email. Deb hopes to make an updated directory this summer but called out to assistance from anyone who would like to help.

#### IX. Questions and Comments

- Chad asked about the plans for the surplus money in the budget. Jack explained that these funds constitute emergency funds that may need to be used for a large

pond maintenance project or road repairs if needed in the future. We do have funds that could be spent on social or enhancement projects but need people who are willing to propose, research, and organize them.

***Motion to close the meeting. Meeting adjourned at 7:42pm.***

Prepared by: QRHA Secretary – Deb Meyer