

AUGUST 2025

QUARTER 3 2025

Stone Ledge Farm

Home Owner Association Quarterly Newsletter



A MESSAGE FROM THE PRESIDENT

By Michael Childers

Hello Stone Ledge Farm Neighbors,

Thank you to everyone who has voted on the proposed deed restriction changes. The votes are still coming in, and we are currently at 98% approval.

One homeowner who initially voted against the changes brought up a valid point about the language used in Section 3 regarding the approval of storage sheds. The original deed restrictions state that the HOA's approval "may be arbitrarily and unreasonably withheld." We agree that this language has the potential for ambiguity and misuse. The same wording is found in other sections of our original deed restrictions, and while we can't amend it now without a new vote, we plan to change this language in future court filings to require approval from the HOA's Architectural Committee.

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Newsletter Highlights

A Message of from the
HOA President

Stone Ledge Farm
Annual Financial Report

Proposed Deed
Restriction Updates

Board member update

Quick Information

Website: [Slfhoa.com](http://www.slhoa.com)

Email: Slfhoa@gmail.com

Bylaws:

<http://www.slhoa.com/wp-content/uploads/simple-file-list/Stone-Ledge-Farm-By-Laws.pdf>



THE PRESIDENT'S MESSAGE CONTD.

Another homeowner who had concerns about "trashy" sheds was worried that the Board would allow just any type of shed. Our intention is to form a committee to create specific guidelines and suggestions for sheds, including requirements for them to be level and color-keyed with the house. We want to assure you that we would never allow anything that would detract from the beauty of our neighborhood.

A reminder to those considering a shed: we strongly encourage you to talk with your neighbors first. While one homeowner expressed concern that sheds might negatively impact property values, my personal experience as a real estate broker and appraiser for over 25 years is that a well-maintained shed does not have a negative impact. In fact, they can often be a positive selling point. I encourage you to do your own research to confirm this.

Finally, we want to thank everyone who has paid their 2025 dues. There are currently 15 homeowners with delinquent dues. We recently had to proceed with a foreclosure, which was a difficult but necessary step. Please, if you are having trouble with your dues, contact us so we can work something out before it's too late.

Your Board of Directors

Michael Childers, President
Joe Guffey, Vice President
Kim Burkhead, Treasurer
Steve Thornton, Secretary
Don Culver, Architect Committee
Connie Raymer, Member at Large
Amy Taylor, Member at Large
Brent Taylor, Webmaster
Dave Slaughter, Newsletter Editor

Your Government Contacts

Metro Councilman Kevin Bratcher – 502-574-1122
State Rep Chris Lewis – 502-564-8100
State Senator Aaron Reed – 502-564-8100
US Representative Morgan McGarvey – 202-225-5401
US Senator Rand Paul – 202-224-4343
US Senator Mitch McConnell – 202-224-2541

STONE LEDGE FARM QUARTERLY FINANCIAL REPORT



Stone Ledge Farm Residents Association
Profit & Loss
 January through July 2025

	Jan - Jul 25
Ordinary Income/Expense	
Income	
SLFRA DUES	54,762.00
Total Income	54,762.00
Gross Profit	54,762.00
Expense	
BANK CHARGES	
Bank Service Fees	-15.00
Total BANK CHARGES	-15.00
BOARD EXPENSES	
Hall Rental	148.40
Total BOARD EXPENSES	148.40
COMMON AREA MAINTENANCE	
Entrance Lighting Maintenance	2,650.00
Lawn Care & Landscaping	23,720.95
Snow Removal	16,551.25
Total COMMON AREA MAINTENANCE	42,922.20
INSURANCE	
Umbrella and D&O	1,838.26
Total INSURANCE	1,838.26
OFFICE EXPENSES	
Postage & Mailing Supplies	9.68
Total OFFICE EXPENSES	9.68
PROFESSIONAL FEES	
Legal Fees	1,412.27
Lien attorney documentation fee	662.50
Lien county filing fee	917.00
Special Assessment- Attorney	-30.00
Total PROFESSIONAL FEES	2,961.77
UTILITIES	
Electric - street lights	5,148.75
Electric -front entrance meters	1,180.60
Water	64.71
Total UTILITIES	6,394.06
Total Expense	54,259.37
Net Ordinary Income	502.63
	Jan - Jul 25
Other Income/Expense	
Other Income	
INTEREST INCOME	
Interest Income - PNC	2.25
Interest on Dues	31.60
Total INTEREST INCOME	33.85
Total Other Income	33.85
Net Other Income	33.85
Net Income	536.48

PROPOSED DEED RESTRICTION UPDATES

BY JOE GUFFEY

We recently reviewed the results of a 2017 survey about potential changes to our neighborhood's deed restrictions. It's understandable that with so much time having passed, some of you may not recall the survey, but the results were a key step in our ongoing process. The Board has been working diligently, despite challenges like turnover and the COVID-19 pandemic, to move forward with the community's feedback.

Here is a quick look at the survey results, showing the community's initial input on a few key topics:

- Allow Backyard Sheds: 38% For, 13% Against, 49% No Opinion
- Allow Above-Ground Pools: 19% For, 31% Against, 50% No Opinion
- Allow Detached Garages: 19% For, 27% Against, 54% No Opinion
- Allow Rental Housing: 8% For, 42% Against, 50% No Opinion
- Install Speed Bumps: 24% For, 26% Against, 50% No Opinion
- Install 3-Way Stop Signs: 13% For, 36% Against, 51% No Opinion

As you can see, there was a significant number of "No Opinion" responses, but one clear preference emerged: a majority of homeowners who responded were in favor of allowing backyard sheds. If this change is approved, the Board will create clear and strict guidelines for the style, size, and placement of sheds to ensure they maintain or improve our property values.

Remember, the Board's role is to ensure deed restrictions are followed. It is up to you, the residents, to decide what those restrictions are through your vote.



Volunteer for the HOA Board of Directors

Nominees are now being accepted for 2024 board members.

The board consists of 9 members that meet once a quarter.

We encourage you to consider nominating yourself or someone you think would be a good representative for our neighborhood. Submit your nominations to mail@slfhoa.com. Sitting as a board member not for you? That's ok, we have many committees that need your expertise. Reach out to the board and volunteer for your area of interest.

Here are some committees that are always in need for help

- Fountain Maintenance
- Holiday decorations
- Accounting
- Festival and gathering planning
- Common area debris clean
- Spanish translation of the Newsletter