

THE ASSOCIATION OF OWNERS OF LEGEND HALL
ANNUAL HOMEOWNER'S MEETING
Calvary United Methodist Church
3701 Hillsboro Pike
Fellowship Hall
Thursday, April 16th, 2026, 6pm

MINUTES

Board Members Present:

Beau Daniel – President
Jennifer Andrews – Vice President
Joel Schlichtemeir – Treasurer
Bradley Hickman – Grounds Committee

Board Members Not Present:

Angie Morehead – Secretary

Homeowners Present: Louise Keeling, Katherine Akers, Tom Edwards, Chris Champion, Bill & Susan Huggins, Linda Burkholder, Jake Nemer, Tim Akers, Linda & Felix Woods, Max Anderson, Libby Phillips, Christian DeStefanis, Ritchie & Kelly Pickens.

By Proxy: Floyd, Manning

The meeting opened with thanks for the strong turnout and an introduction of two guest speakers: Council Member **Sandy Ewing** and **Officer Cantrell**.

Council Member Sandy Ewing's updates

Sandy shared that FEMA disaster-zone eligibility has expanded to include **individual assistance applications** for affected counties, and said she can provide guidance through her newsletter.

She also explained that the **city budget process** is beginning in May, with multiple public meetings where departments will present their budget requests, followed by council discussions about how funds should be allocated.

She gave updates on several projects in District 34:

- **Crestmoor realignment project:** This project has been delayed due to underground utility infrastructure requiring a redesign. She said the final redesign is reportedly complete and work may be resuming.
- **4301 Hillsboro / old office building redevelopment:** A development group purchased the old building and is exploring a mixed-use project with retail, green space, and either office or condo space above. Community input is ongoing.

- **Highway 100 / 70 split and nearby intersections:** The city is working toward safety improvements for a dangerous area with accidents and fatalities. Goals include safer traffic flow, pedestrian access, stormwater planning, and potentially bike access.
- **Warner Park entrance area:** The city is looking at ways to improve traffic safety near the Nature Center entrance after a recent fatality.
- **Highway 100 corridor:** Long-term efforts continue around traffic calming and safer bike/pedestrian access.
- **Traffic calming projects:** Three neighborhood areas are in the process of evaluating traffic-calming options, though final approval depends on resident input and voting.
- **Hobbs Road raised crosswalks:** Residents expressed concern about one especially abrupt raised crosswalk. Sandy said engineers are being asked to reevaluate it.
- **Signal coordination and modernization:** She said improvements to signal timing are on the radar.
- **Burton Hills parking/ride and bus access:** She is exploring whether underused commercial parking areas could support a park-and-ride or bus stop, especially for nearby assisted-living residents.
- **Green Hills Library:** The library is under major renovation and is expected to reopen **at the end of 2026.**

Police update from Officer Ben Cantrell

Officer Cantrell reported that **crime is down 20% compared with the same time last year** in the precinct. He said the neighborhood remains one of the better-performing districts in the county for crime.

Key points from his update:

- Shoplifting near the mall continues to be the biggest driver of crime stats.
- Vehicle break-ins and thefts are down, but residents should still lock cars, remove valuables, and avoid leaving keys, fobs, garage door openers, or firearms inside.
- He encouraged good home-security practices such as lighting, cameras, and trimmed landscaping.
- Package theft does not appear to be a major issue in the neighborhood right now.
- He mentioned a same-day robbery at a Cracker Barrel on Charlotte Pike where the suspect was quickly caught.
- Residents asked about homelessness; he said there are some new individuals in the area and that homelessness has increased broadly. He encouraged people to report camps or individuals who may need help.
- He said gang-related activity appears to be tapering off somewhat.
- Police staffing is still significantly short, but the department continues to operate as effectively as possible.

He invited residents to contact him directly with police-related concerns, scam questions, or suspicious activity.

HOA business

The group moved on to HOA business and approved the **2025 meeting minutes**.

Financial update

The treasurer reviewed 2025 actuals against the 2025 budget and noted that overall spending was close to budget, with the largest variances related to:

- tree work
- irrigation/backflow preventer repairs

The proposed **2026 budget** was also presented and approved. The HOA currently has funds in:

- an operating account
- a money market/savings account
- an annuity/investment account

There was also discussion about possibly moving the current investment into a better-performing option.

Maintenance and beautification updates

Bradley gave the maintenance report.

Completed items from last year:

- lamp post repair near the common area
- mortar repairs and recapping at the stone wall lanterns

Current and upcoming work:

- Lawn treatment is being shifted to a different vendor to improve the turf quality in common areas.
- Lost/damaged shrubs and a cherry tree at the entrance will be replaced.
- A matching **brick paver area** will be added at the park gate to reduce mud.
- New evergreen trees and other landscaping will be added in the park for privacy, shade, and appearance.
- Some ground in the park/common area will be regraded to improve drainage.

It was noted that some of these improvements are being paid for with a **donation received last year**, not from regular HOA dues.

Bradley also reminded residents about:

- keeping lots and beds maintained
- not forcing open the gates
- keeping trash and miscellaneous items out of sight
- storing commercial vehicles/ATVs appropriately
- ongoing frustrations with the construction project at **411**, which is still not complete

Community picnic

The neighborhood **spring picnic** is planned for **Sunday, May 3 at 5:00 PM**. It will be held in the usual field, with food and activities including a piñata.

Board update

A board transition was announced:

- **Angie Morehead** is stepping off the board
- **Max Anderson** is joining the board

The group expressed appreciation for volunteers serving the neighborhood and encouraged anyone interested in helping to reach out.

Closing note

Before wrapping up, Beau mentioned support for the proposed development at **Castleman and Hillsboro**, saying the developers are well regarded and that materials from a recent community presentation were available for residents to review.