

Piper Meadows Homeowners Resource: Definitions

Note: this list is designed to be a helpful tool for homeowners; it is not all-inclusive. Please refer to Definition Lists on pg iii in the Offering Plan and pg 110 in the HOA Bylaws for additional information.

Annual Meeting	Yearly meeting of the members of the HOA to be held on the 1 st Tuesday of March or on another date designated by the BOD
Assessments	<u>Maintenance Assessment</u> : annual fees for the maintenance and operation of the Association Property <u>Special Assessment</u> : fees for capital improvements or repairs/maintenance which may be necessary as a result of a casualty loss caused by nature, that is not covered by insurance and which creates a budget deficit for the year
Association	Piper Meadows Association, INC, a NYS not-for-profit corporation, also referred to as Homeowners Association (HOA)
Board of Directors	Group of 5 HOA members elected to manage the business of the Association; referred to as BOD
Driveways	May be noted as pavements in documents
HOA Bylaws	Rules and guidelines, considered a legal document, governing how the Piper Meadows HOA conducts its business
HOA Lands	All land designated as HOA Lands per Marathon Engineering map; it is divided into 2 parts: <u>Conservation Lands</u> (aka Conservation Easement): wooded areas surrounding the townhomes <u>Common Area</u> : driveways, the monument (Piper Meadow sign at entrance), retention ponds, open space, and landscaped areas in front of townhomes
Monument	The entrance sign at Cassidy Ct & High St denoting property as Piper Meadows Townhomes
Offering Plan	Legal document used in real estate to provide information to the prospective buyer including building details, information on finances and unit specifications, disclosures, timeline, etc.
Personal Property	Land belonging to the individual homeowner, consisting of the land 20 ft from the back of the home, 10 ft from the front of the home and about 2-3 ft on the side of the home.

Property	All property within Piper Meadows
Realty Performance Group (RPG)	Company retained by HOA to manage property, collect/distribute fees accordingly, negotiate vendor contracts, etc.
Retention Ponds	2 man-made drainage ponds located between Cassidy Ct neighborhood and the Piper Meadow Drive neighborhood. The pond closest to Cassidy Ct receives drainage from townhome neighborhood only. Pond closest to Piper Meadow Drive receives drainage from half the houses on that street and no drainage from the townhomes.
Sidewalks:	Concrete walkway running from High St to #7143
Sponsor	S&J Morrell, Inc., its successors and assignees
Stormwater Facilities	Also referred to as Retention Ponds
Utility Road	Roadway accessed between 7144/7146 leading to the sanitary sewers at the back of the HOA lands
Walking trails	Smaller paths running throughout Conservation/HOA lands; these are natural and not maintained
Walkways	Path from driveways to front doors of each townhome