



Highlights of the November 14th, 2016 Board Meeting.

All Directors were present and 14 owners attended.

DIRECTORS' REPORTS

President Marlene Winchester reported just one closing in the previous month (6414 Cabbage Lane) and that very few units were available for sale in Briar Patch.

As feared, there was a decided excess amount of trash put out on the collection day following the garage sale. And owners are still putting out cardboard which is recyclable and picked up twice monthly by our own trash collections. As stated in every recent Newsletter, FIVE bags or equivalent thereof is a maximum acceptable amount. Our trash collection company has already complained to us twice so, Owners, if you want to avoid an increase in HOA fees, please restrict the amount of trash which is put out and do not include recyclables.

Please also remember your trash collectors at this forthcoming Holiday period. An envelope taped to the underside of your trash can is a discrete way of handling this if you cannot meet them as they swing by your house.

Marlene said that she does not answer phone calls at the weekend; also that she was getting too many calls which are unrelated to her Board duties, such as low water pressure, house loans, etc.

Any Owners who can switch over to Auto Pay are encouraged to do so before the second week of December when our updated schedule for HOA payments is emailed to our Bank. As previously reported, this is by far the safest method for every owner and greatly reduces our own work load.

Four board members are up for re-election this year, namely, Marlene Winchester, Frank Ferreri, Claire Phillips and Judy Michel. All owners are encouraged to offer to sit on the Board by putting a copy of their resume with a note in the Blue Box. Remember that you would not be running for a specific position, as these are designated at a later Organizational Meeting.

Marlene said that cars without the required Permits are being parked in our visitors' parking areas. *Please get a permit for any visitor's car which will be in the lot for three days or more.* Permits are available from any Board member. *If the lots are filled to capacity, cars without permits could be towed.*

Referring to a memo that Frank Ferreri had circulated to the Board, Marlene agreed that a letter should be sent to all Owners regarding recurring incidents of non-compliance with our Documents, many of which result in the Association incurring legal fees. The letter will be included with our Annual Meeting package, which will also include our document outlining what our HOA fees cover and do not cover. Please bear in mind that our only goal is to maintain our current HOA Fee for as long as possible, although it is becoming increasingly difficult.

Regarding the Annual Board Meeting mailing, Marlene stressed that owners should ensure that the Association has one (only) reliable mailing address for them so that important documents are not returned or undeliverable.

Vice President/Director of Roads and Grounds, Carl Johnson, reported on work carried out during the previous month, namely:

-Irrigation systems were checked and repaired on the 18th plus the final week of October. Watering was increased to twice weekly as drier weather took its toll on lawns.

-On October 25 a bi-weekly schedule commenced for cutting and trimming of lawns. Also bushes were trimmed around the entrance and pool areas. Mulch was put down at the entrance and around trees along Trouble Creek Road and along the right of way on Big Loop to spruce up our community for the holidays.

-The Pool fence was pressure washed and painted; the pavers were pressure cleaned and two coats of sealer applied. Owners were alerted to take care not to slip around the pool as the sealer cured.

-A lot of water on Thicket and Big Loop in early November was due to our irrigation main line failure, since repaired.

-Owners were alerted that Tri-S will be applying Pesticides and Fertilizers on November 18th, the former being increased to combat an increase in Mole

Crickets and Grubs in the area. Heavy watering starting the nights of 18th and 19th will take place to wash the applications deep enough to reach the pests being eliminated.

-Carl met with James Toney of Tri-S to assess the community overall. Grasses and shrubs are in good condition with just a few trouble spots; the proper chemicals were applied right away, the main treatment being rescheduled for after the imminent garage sale. *Carl stressed that some areas look stressed due to the infiltration of grasses other than St. Augustine, as those grasses turn dormant in the fall. Owners should consider putting down new sod in those areas.*

Secretary/Treasurer, Claire Phillips, reported the end October Bank account balances as follows: Operating, \$66,613.58; Special Projects, \$8,282.34; Reserve \$148,660.00. All Bills are paid and up to date. \$20,000 was transferred to the Roofing Reserve a/c in November which completes our budgeted Roofing transfers for the year. A 2017 Budget Meeting followed the Board Meeting.

To be in time for Joan McArdle's Holiday Party on December 4th, decorating of the pool area, etc., will take place right after the Thanksgiving Holiday. The Lavallie's have kindly offered to instigate this. Volunteers would be most welcome.

Franki Ferreri, Director of Buildings and Architecture, reported that a properly licensed and insured Carpenter had been interviewed and hired that day to work within the community. He will be starting here in mid-December, so will Owners please continue to be patient for attention to be given to outstanding Work Orders. Frank was also pleased to report that he was back in contact with the Roofing company. (A memo that Frank had written to the Board was addressed earlier in the meeting.)

Bonnie Baisley, Director of Clubhouse, noted that we currently had an excessive number of books on our shelves but that the VA was overstocked and could not accept them. Discussion revealed that the retail store on Massachusetts would take them. Bonnie asked if \$100 could be donated from her budget towards Joan McArdle's Holiday Party and this was agreed.

Director at Large, Judy Michel, said that she had not yet had an opportunity to meet with new Owners on Cabbage Lane, but has met soon to be owners from Canada on Thicket.

PUBLIC PARTICIPATION:

Owners raised issues which included:

- One Owner was concerned about the recent communal Garage Sale, since he believed it gave unsavory characters an opportunity to look into our garages, etc. It also risked damage to the sprinkler heads on our lawns. It was pointed out that since we have City streets, the Board has no authority to ban such events.
- Trees overhanging rooftops was raised again. The trimming of these is the responsibility of the owner of the unit which the tree overhangs. The Board will do what it can to get owners to cooperate in getting the branches and debris removed.
- Apparently the men's cloakroom is often not clean. Bonnie Baisley will arrange for both cloakrooms to be cleaned once weekly, instead of once fortnightly.
- It was asked that a vote be taken for Board Meetings to be held later in the day. This is a topic which has not borne fruit in the past. Other owners present thought that the timing should be left to those who volunteered for Board duty.

UPCOMING DATES

JOAN'S HOLIDAY PARTY (Joan's last party for us.)
Sunday, December 4TH AT 3 p.m.

SIGN UP NOW AT THE CLUBHOUSE. Remember it is not a meal, but snacks, sodas and a celebration. Feel free to bring your own beverages. Free to Owners.

How can we ever thank you Joan! But Thank you, Thank you, Thank you! For all your thoughtful preparations, great meals and hard work. We shall miss you more than you'll ever know. We wish you Health, Happiness and Serenity in your new home. All of our warmest wishes go with you.

CARD PLAYERS –A group playing various games of cards gather in the Clubhouse every Tuesday starting at 6 p.m. This is a new event. Contact Muriel or Gary Lavallie for more information.

RECYCLING DAYS:

2ND and 4TH Wednesday of each month.

NEXT BOARD MEETING:

January 9th 2017

Annual Meeting February 13th 2017

WE WISH ALL OUR OWNERS THE BEST OF HOLIDAYS AND A HAPPY, HEALTHY NEW YEAR.

Board of Directors