



April 2017 Newsletter

Highlights of April 10th Board Meeting

President/Treasurer, Marlene Winchester commenced the **President's Report** by pointing out that the 2017 Directory, released in mid-March, contained additional information to offset the reduced number of Board Meetings and Newsletters.

Marlene said that several violations of our Deed Restrictions are taking place within the community and asks all owners, particularly new owners, to please **read their Community Documents** in order to **avoid future fines**. Copies are readily available- ask any Board Member.

The violations occurring are:

-DO NOT PARK ON THE GRASS. Underground sprinklers are becoming damaged and cost \$65 each to repair; unsightly patches then appear because the lawn is not getting watered. Please ensure that your visitors and any trades people do not park on the verges.

-GARAGE DOORS ARE BEING LEFT OPEN. This is not only unsightly but also a fineable violation. The bottom can be left open if air distribution is needed.

-INCONSIDERATE PARKING ON OUR STREETS. Please - Do not park cars opposite to each other on the same street. This prevents emergency vehicles from getting through and causes problems for other traffic.

-TRASH IS BEING PUT OUT TOO EARLY AND LEFT OUT TOO LONG.

-RECYCLING IS THE **SECOND AND FOURTH WEDNESDAY OF EACH MONTH. NOT alternate Wednesdays and Never in plastic bags!**

-LARGE URNS AND CONTAINERS ARE APPEARING EVERYWHERE! These need Board approval. Please use the forms that are available in the Clubhouse.

Marlene drew attention to two items of interest to owners:

The first is a list of **House Modifications requiring Permits** from the City (40 in total). A copy of the list is on the Clubhouse Notice Board.

The second is a **Spring Neighborhood Clean-Up Day to be held on Saturday, June 3rd from 8 a.m. to 5 p.m.** Dumpsters will be placed at: Frances Avenue Park, 5580 Frances Avenue **and** at the former Old River Road Church Property, 6131 South River Road.

This information will also be displayed on our Clubhouse Notice Board.

ALLOWABLE MATERIALS ARE:

***Household Waste**

***TV'S and Computer Monitors**

***Residential Construction Debris**

***Disposal of unwanted paperwork with on-site paper shredding at the River Road collection site.**

A complete list of allowable materials may be viewed on the city's website: www.citynpr.org.

For the **Treasurer's Report**, Marlene said the end-March balances of our Bank Accounts were as follows:

Operating a/c: \$80,627.03;

Special Projects a/c : \$2,297.67,

Reserve a/c: \$ 168,729.45. She said that the Reserve account is being built up because we shall need \$500K by the time our Roofing schedule commences.

Motion to accept the Treasurer's Report made by Claire Phillips and seconded by Bonnie Baisley.

Vice President/Director at Large, Judy Michel reported that she had called upon two new owners, on Thicket Trail and Glen Hollow respectively.

Director of Roads & Grounds, Carl Johnson reported that Tri-S had treated our lawns during the first week of March and that the next treatment is due in the second week of May. Maintenance continued throughout the community and several repairs carried out. *We continue to lose pop-up sprinklers due to people driving over them even when they are above ground!* Watering of our lawns is still once weekly; all are green except for one patch which is being treated. Grass cutting remains bi-weekly.

Barry and Peter have kindly offered to spruce up the island at our entrance way for the summer.

Director of Buildings & Architecture, Frank Ferreri, reported that of the four buildings scheduled for painting this year, three were already completed. Our backlog of Work Requests is accumulating because our Handyman had recent car problems. However, the backlog should be completed this month, so would owners please be patient. Two coach lights which were the wrong model have been replaced.

Director of Pool, standing in for Gary Lavallie, Guy Rasmussen reported that two gutters needed replacing. Marlene said that she would complete the required Work Request.

Director of Clubhouse, Bonnie Baisley requests that anyone using the Clubhouse for an event should PLEASE remove all trash before leaving and not leave it in the clubhouse. All trash should be bagged and placed in the garbage cans at the rear of the building.

Recording Secretary, Claire Phillips, said that the Homeowners Directory released in March came out just as several new owners were in the process of closing or about to close. Consequently there are several telephone numbers that were not included plus one error carried over from the previous directory.

The **Missing telephone numbers** for your new Directory are:

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|------------|---|---------------------|
| 7.4 | Richardson, Wayne & Marilyn, | 376-8258 |
| | 6532 Thicket Trail | |
| 9.2 | Fitzgibbon, B & Grant Y | 330-548-3944 |
| | 6503 Thicket Trail | |

- | | | |
|-------------|--|--------------------------|
| 10.4 | Esposito, | 938-9462 |
| | 6521 Thicket Trail | |
| 11.5 | Murray, John J and Mary Ann | not yet known |
| | 6537 Thicket Trail (new owners) | |
| | Delete Himmelstein, Roy | |
| 20.5 | Valera, Todd |978-877-3530 |
| | 6430 Cabbage Lane | |
| 27.6 | LaVelle, Jillian |239-272-7169 |
| | 4525 Glen Hollow | |
| 31.3 | Bock M, Grimaldi G (correction).... | 585-261-8852 |
| | 6434 Remus Drive | |

CLUBHOUSE DINNERS

Claire reported that Francine Leirer, who kindly had offered to continue with the Clubhouse dinners, and after organizing a very successful Valentines' event, now plans the following Clubhouse dinners:

Memorial Day, Monday May 29th

Tuesday July 4th

Labor Day, Monday September 4th

Times and menus to be announced, so watch the Clubhouse Notice Board for details.

Thank you Francine!

PUBLIC PARTICIPATION

In answer to his query, a new owner was informed that there are two methods of paying our HOA Fees: By Autopay (preferred and safer) or by requesting a coupon book from Marlene Winchester.

Another owner asked why the Board Meetings and Newsletters were being reduced in number. It was pointed out that the Board is only required to hold one Board Meeting per year (it is not required that ANY Newsletters be sent), but the decision was necessary in order to reduce the workload.

The topic of trees and tree trimming was raised yet again. The bottom line is that if owners want extra tree trimming, more extensive clearing up and additional landscaping – i.e., over and above our stated “basic lawn care”, this would inevitably require increased HOA Fees.

The Next Board Meeting will be held in the Clubhouse on Monday, July 10th at a later time of 6 p.m.

We welcome all our new owners and say a temporary farewell to our disappearing snowbirds. Come back safely in the fall. Everyone enjoy the Summer!

Board of Directors