



August 2019

We hope everyone is having a good summer and extend a warm welcome to our new owners.

There was a Board Meeting in the clubhouse on August 12th and ten owners attended. Absent Board Members were Todd Valera and Gary Lavallie and the remaining Directors covered the following issues:

Marlene Winchester reported on two areas:

As President, Marlene reported that we now have only two units delinquent in maintenance fees. One is bank owned and the matter is in the hands of our attorney. We have a lien on this property and should recover most of the maintenance. The second has been going on for some time and is supposedly up for sale, although no For Sale signs are up. For the third time we have a lien on the property but the owner does pay all our attorney fees.

Earlier this year we sent out a letter to all owners requesting copies of their Homeowner's Insurance plus copies of their subsequent renewals. Our attorney advises us that the Association has now fulfilled its obligation, but we do remind you to please send us a copy of your policies plus the renewal policies. Be aware that if, during a storm, any debris from *your property* causes damage to any other property, you will in all likelihood be sued by its owner.

As Treasurer, Marlene officially confirmed that in May 2019 the Board voted an increase of \$20 per month in the maintenance fee, thereby bringing it to \$140 per month starting January 2020. This will be the first increase in over ten years and the reasons are many:

1. *The pool and clubhouse insurance has increased by 33%.*
2. *The budget for re-roofing due to start in 2025 needs to be increased to \$100,000 per year. We cannot accurately predict costs for 2025 or if we will need to re-roof any building before then.*

3. *The cost of maintaining our antiquated irrigation system has sky rocketed- *often caused by owners who continue to park cars on their lawns, despite our appeals to NOT PARK ON THE LAWNS*

4. *Repairs for siding and other buildings repairs will increase and we have several boards on our sidings which will need replacing before painting.*

5. *Trash Removal charges went way up in March and we need to increase our budget for this item, which will now be overdrawn this November.*

6. *Finally, we are supposed to carry over one month's receipts each year in our Budget, but cannot do so this year.*

FYI- our income at \$120 p.m. totals \$279,360 p.a. Our income at \$140 p.m. will total \$352,920 p.a.

Frank Ferreri questioned the very low interest that we receive from our bank on our reserves for roofing and painting and wondered whether it might be possible to get a better rate elsewhere. After general discussion Frank offered and was authorized to investigate alternate means for getting a higher interest rate on these substantial amounts. Meanwhile, Marlene will ensure via our attorney that there are no caveats of which we should be aware.

Frank Ferreri, Vice President and Director of Roads & Grounds said that our signs throughout the complex were looking old and had become dilapidated and shabby – the large 'rabbit' sign at our entrance in particular. Frank had located an excellent local sign company, seen samples of their work, and established the cost. Since there is room in his 2019 Budget, he plans to go ahead with new signs almost immediately and will liaise with Ron Jazwa to comply with provisos for the pool.

Frank reported that there needs to be a change in our procedures for reporting **roof leaks** to GAF: Previously, owners were asked to call GAF direct with the leak report along with the roof

warranty number. But now GAF wish the report to come direct from Briar Patch. Therefore, **from now on owners are asked to call Frank on the Briar Patch direct line to report all leaks. Frank will then, on behalf of our HOA, call GAF to make the leaking roof report.**

Frank reported that painting of the next group of buildings will start in September. The building nos. scheduled for painting are: **5, 6, 33, 34, 35, 36** and the **Clubhouse**.

Owners will need to clear their porches beforehand. Faulty boards on the sidings will be replaced before painting begins. A note will be put on owners' doors beforehand to alert them and as a reminder to clear their porches.

The painting program also raises the issue of **GARAGE DOORS in need of repair or replacement**. Owners with garage doors that are dented, in need of repair or replacement will be warned that the door must be properly repaired before painting begins. **Otherwise the garage door will NOT be painted.** A motion was taken to approve this procedure, Proposed by Frank Ferreri and seconded by Jill Lavelle.

Finally, Frank said that of the many calls he receives on the Briar Patch direct line, several are complaining about cars parking on the streets. Owners need to be aware that we have City streets on which parking is allowed. If any parking violation is taking place then the owner should report it to the City because the situation is beyond our control. ****Don't miss Public Participation section and important response from the City.**

Claire Phillips, Recording Secretary, reported that thanks to Maryann Piccione and other volunteers hand deliveries of Newsletters will continue this month and are currently no longer in jeopardy.

Also, on the subject of volunteers, in order to help reduce the workload of Board Members we shall be asking for volunteers to assist with some of the clerical work. Volunteers will need access to computers or typewriters to print form letters, the text of which will be furnished. Other types of clerical assistance would also be helpful. By reducing the workloads it is hoped to attract more owners to consider volunteering for the Board and so prevent a switch to a Management Company resulting in higher HOA fees.

Marlene intervened here and said that there would be **four** vacancies to be filled at next February's Annual Board Meeting and volunteers will be needed to fill them.

Anyone interested offering clerical help or becoming a Board member is invited to put a note in the Clubhouse Blue Box, (with brief resume if for the Board). Volunteers need to know that they do not apply for a specific Board position, as these are allocated after the new Board has been appointed.

Ron Jazwa, Director of Clubhouse, reported for both Pool and Clubhouse in the absence of Gary Lavallie, still in Canada. Ron said that the Clubhouse had been inspected by both the Fire Department and the City and passed both inspections. The Pool had also passed its inspection.

Jill Lavelle, Director at Large, said that she greatly enjoyed meeting our new owners. However, of late there has been a tendency for new owners to renovate the properties before moving in, so it was difficult to make contact. To overcome the problem she has had a Welcome announcement made up, which she leaves for them so that they can make contact. Jill also circulated a copy to the Board.

Public Participation. Owners asked if they had any recourse other than telephoning the City regarding parking problems or to voice a request for Speed Humps – on Big Loop in particular.

***Frank Ferreri later contacted the City, saying that without sidewalks or speed humps, speeding cars made it unsafe for our 55+ residents to enjoy walking safely. Plus there were several questions about parking and lack of signage. Here is the verbatim reply from Councilman Jeff Starkey:*

"The most effective option would be for you and any of your neighbors to come to a City Council Meeting and speak to the entire council during the "Vox Pop" section of the meeting. Our next Council meeting is on 8/20/2019 and it starts at 7.00 p.m."

RECYCLING – NOW WEEKLY. EACH THURSDAY, OFTEN ON THE EARLY SIDE . REMEMBER, GLASS NO LONGER ACCEPTED.

Next Board Meeting is on November 11th.

Board of Directors