

CSV Board Meeting Minutes 5-25-2022 6:00pm at the Clubhouse

In Attendance:

Board Members: Tony Steward – President, Felicia Lehman – Treasurer

LMM: Mary Fildes, Diane Wagner

Community Members: Andy Wiencek (13 Denton), Mary Jo D'Amore (71 Hanover), Mark Bonvissuto, Sue Luzi (8 Brockton), Bev Penski, Lori Boerner, Julia Sullivan, Jerry Izydorzak (31 Hanover), Donna & Mike Wittenberg, Laura DeBergalis, Patty Gaffney, Margie Weber, Suzanne Pollutro, Suzanne Attea, Susan LePage, Annie Loeffler, Karen Bonvissuto, Diane Burgard, Bill Wiedenbeck, Bassam Mazlohm, Wissam Mazlohm, Cynthia Chalhons, Kathy Jay

Open Session:

- Andy – stressed concerns regarding roads; allowing excess visitor parking to residents; Tony stated that the parking rule has been in effect since 2015. Andy stated people must follow rules of the road.
- Sue Luzi question tree removal on property – Felicia stated that we will remove the trees but not replace them.
- There were many issues, complaints, and disruption regarding enforcement of the parking rules. Many residents want some type of compromise. There were many accusations, and no resolutions.
- Sue LePage was concerned about the utility cable lying on the lawn between the homes. Felicia stated Verizon takes their time burying cable. The utilities come through the yard and dig up the lawn. Mary from LMM stated to follow the cable as to which house the cable belongs to and for that neighbor to call Verizon and log a complaint. It is the homeowner's responsibility to call and keep after the Utility Company to bury cables running to their Unit. Unburied cables are interfering with landscape services and are unsightly and potentially dangerous.
- Front Entrance Sign - it was noted that the front sign is in need of repair and painting. The Board is aware of concerns and will take under consideration.
- Annie Loeffler stated that we need seeding. Tony stated that we have to receive estimates for seeding work.
- Diane Burgard and Bill Wiedenbeck asked about when the driveways will be resealed. Tony stated paving will take place this year.
- Karen Bonvissuto stated that cars/trucks park too close to the fire hydrants and should follow the rule of the municipality as to the legal distance for parking near a fire hydrant.
- The assessment was brought up and questioned. Felicia stated that we are incurring expenses for numerous roof repairs; we have spent more money than was brought in by HOA fees. Tony stated Marrano originally set the HOA low to sell homes.
- Paul DeBergalis questioned the cost of the guest parking signs; Mary stated that the cost for these signs was \$800.
- Mike Wittenberg suggested paying a fee to park in visitor lots.

- Suzanne Attea stated that one-car garage homes are able to park 3 cars and two-car garage homes are able to park 6 cars. She stated it is everyone's choice in how they use their garage; residents need to follow the rules, the rules are being abused. She was in favor of renting spaces.

Executive Session:

Bob Madigan, co-owner of BorDan Landscaping, attended this session. He discussed some of the problems that their crews are facing in our community. These problems include some residents fertilizing their own lawns, and in some cases end up burning up parts of the lawn. BorDan does gardening and weeding work, however at this time he is having trouble getting workers.

Some residents are not regularly picking up after their pets. This causes quite a problem during lawn cutting. Bob requested that residents be considerate and pick up after their pets.

Bob also talked about trimming the shrubbery; he stated they will be trimmed in late June, weather permitting, and late fall, weather permitting.

The Board discussed parking rules and regulations. Some residents felt that they were blindsided by enforcement of the rules; however, ample time and notice were given to make the adjustment, the rules and by-law regarding parking were posted at the Mailbox several weeks prior to this meeting.

The Board discussed the painting project which will take place this fall. They will be painting the wood trim around areas of the home that need painting and will be replacing deteriorated/rotting wood trim areas.

The Board discussed mailing out the special assessment letters later in the week to all residents.

Mark Bonvissuto was sworn in as Secretary.

Meeting adjourned at 9:30pm.