

**Drum Point Village West
Board Meeting
June 11, 2008**

Meeting called to order at 7:08 p.m. by Fred Weintraub

Board members in attendance: Fred Weintraub, Lillian Hughes, Natasha Binkowicz, Susan Komars

Homeowners in attendance: Christine Curtis, Mandana Yazdani, Mary Helik, Gene-Ann Pesano, Lori Gaynor, Paula Groppe

Approval of minutes from 5-14-08 meeting:

Meeting minutes from 5/14/08 were distributed to homeowners present. Motion was made by Lillian, 2nd by Natasha to accept the minutes as published. Motion carried unanimously.

Motion by Lillian to adjourn the voting on amendments until the next board meeting due to missing of second judge. Fred said Lynn Francavilla has moved and we will need to find another volunteer judge. 2nd by Susan. Vote unanimous.

Reports from trustees:

➤ **Landscaping (Natasha/Fred):**

- ❖ Natasha has met with Morano Landscaping and plans are to remove dead bushes from around the property, weeding, and clean out of the rock basin. Morano had shut off the water system to apply herbicide and sprinklers will be back on tonight or tomorrow. Also, he will work out a plan to water several zones at the same time. We may have less pressure and we will have to watch this. Until now we have had lots of water going on the lawns and we have beautiful lawns. Natasha is calling various tree experts to trim the ornamental pears and may have to remove one of these from the cul-de-sac. It is has split from the last major wind/rain storm and may have to come down. If so there are other plantings that may be re-placed there. This is possible for the fall but we would have to look over our available funds prior to this. An estimated work order of approximately \$1600 would have to be considered.
- ❖ Plants that are dead or dying would only be replaced if they are original to the community. If a homeowner plants their own plantings, those will not be replaced by the association. Another area of

- concern is the open space at the front intersection of White Swan Way and Manhattan Drive (near unit #12 White Swan Way). This is another area that would be looked at for fall plantings. A design and proposal was made available at around \$4000 for board consideration.
- ❖ Another problem is with protrusive tree roots at the back of # 3 WSW. If roots were removed we may have to also remove the tree. To build up the lawn is extremely costly procedure and not being considered. The property slopes in that area and has been the case since purchased. The problem is still being addressed for a solution here.
 - ❖ The unit owner at 24 Manhattan Drive has taken it upon himself to do lawn restoration. Fred said he does not mind if he does so, but should have talked to us about it. Fred went on to explain that in order to have a lawn survive you cannot have one type of grass seed. The unit owner used blue grass seed, which has been successful and may be because of the shade provided by the fescue and rye seeds already planted. Some lawns in the community have been seeded by the homeowners and the board does not condemn this. Natasha read from her internet research that blue grass is a cool season grass that grows best with more water and good drainage. It is not a drought tolerant grass. It needs a steady water supply to maintain optimum growth. Time will tell.
- **Irrigation (Lillian/Fred):**
- ❖ This year maybe luck, maybe timing, but we did get our irrigation system up and running in a reasonable time frame. Repairs were completed within two weeks of the end of April start up. Repairs were minor compared to some years past. This means that every single sprayer and rotor head is checked to make sure they hit the lawns, not the front door, driveways, streets. All this is part of the initial start up of our irrigation system. Part of the service we get from Brickman (which we have been using for quite some time and we are pleased with their services) includes two inspections, one in early summer, one in late summer. Then later around October depending on temperatures, they provide the shutdown of the system. Lillian said that in the meantime she keeps notes of issues by the homeowners and has them available for service on the next schedule call. Susan asked if the capped off rotor behind her unit was scheduled and Lillian said yes and that Brickman would be on the property tomorrow for maintenance. There was a broken head at 52 WSW just the day before and we had a gusher there. Lillian received a call immediately that morning from a passing homeowner. This helps us a lot because we are not always walking everywhere and seeing everything. Fred said we had received a few complaints because of sprinklers coming on early

evening, but this will change because we have been watering the dickens out of the lawns due the the recent heat wave. We apologize if anyone has been inconvenienced, but we are not changing anything we're doing right now. With all the money spend on the lawn we are not backing off the watering at this time.

➤ **Roofing/Siding Maintenance (Fred/Lillian):**

- ❖ Fascia board was replaced at #14 WSW due to a heavy wind/rain storm. Exterior roof pipe collars were replaced at the building of units #41 to #56 WSW. There was a roof leak called in at #52 WSW. Fred said we need a little perspective on this. A person called up about this during a time when there was rain almost daily, stating there was a very bad leak and it is causing mold and the association is responsible. Fred said people should call in a leak right away and not wait till several rain storms later over a long period of time and then there is mold accumulating. Fred commented that our current siding vendor (Twin) is probably the best he has ever seen. Their work is exceptional. We have some issues where we are looking to install gutter guards on some units. (i.e.: 26 MD, 20 MD). Those will be addressed shortly. Mandana asked if we could also include an issue at her unit on the roof over the garage door. Fred confirmed he would stop by her unit Friday to inspect the problem.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ An issue was reported with an exterior strip of moulding. A gutter clogged at 55 WSW. Those were taken care of. Unit #59 WSW reported a bee problem, but when we were over there the other day, it looked more like possible bats. We will have Cowley's check that. Lori reported that the bats are very prevalent in the area between 57 and 59 WSW.
- ❖ One sprinkler head had to be replaced and the homeowner was put on notice that it was going to be replaced and charges will be referred to them because their dog digs it up. This community will not pay for what other people's dogs do.

➤ **Messages & Correspondence (Fred):**

- ❖ Fred took over voice mail while Natasha was away. One unit owner reported a spigot was broken by the people who replaced the siding on the buildings eight years ago. Another unit owner complained that when the doors were painted about six years ago, one of the numbers was missing. Fred said the reason why he pointed these out (and also included was a complaint about some staining from when the garage doors were replaced) was that when you're having a problem when

work is being done; make your complaint when the work is being done. Don't wait six or eight years later. There is nothing we can possibly do then.

- ❖ We received many calls to schedule painting. Also Fred said people can paint their own door if they wish and we will give them the paint when we finish the schedule. We will not re-pay any money to anyone who paints their own door. Everyone is aware we have a contract, the painter does good work, and we suggest they schedule the service. Those people who do not respond will have their door painted when it is closed or those people will be responsible to paint their own door. #54 WSW has the only different colored garage door. We will find the correct paint color and get that taken care of.

➤ **Pest Control (Lillian/Fred):**

- ❖ Currently we don't seem to have anything of an issue here.

➤ **Financials:**

- ❖ The verbal issue will be addressed at the next meeting. Fred asked homeowners to pick up and retain the current copies available at this meeting.

➤ **Committee Reports:**

❖ **Covenants:**

Lillian said we do not have any major issues at this time. Fred said he wants to be made aware if anyone sees someone walking a dog and who the person or persons are that are not picking up. Fred made a motion to obtain signing for the center island and front flag entrance "no dog walking" or "curb your dog". Lori said she has an issue with someone who is walking a dog behind her unit and not picking up. She didn't know who it is. Fred said to let him know and we will talk to that person about picking up after their dog.

❖ **Newsletter: (Gene-Ann)**

Gene-Ann said she would try to get a newsletter out in the next week or two weeks. Fred said he had some topics he would send to include in the newsletter. Gene-Ann said she would include something about speeding. She said she had received lots of suggestions from people for input. One of the things she was trying to avoid is having the newsletter look like an instruction manual on how to live here. She is looking for more informative information and not wanting to create a list of do's and don'ts. Natasha suggested maybe we could have something (not a full page, just a blurb) of some do's and don'ts. Lori said possible gentle reminders.

➤ **Old Business:**

❖ **Driveways, Painting, and Center Island:**

Driveways are completed.

Painting was already addressed earlier. Additionally Fred had a quote from the painter about painting mailboxes. He plans to address this further with him and also other people providing this same service.

Center island landscape project has been completed.

❖ **Brick Township updates:**

The last council meeting was a long evening ending around 11:30 p.m. Fred provided eight Brick Township updates. He expressed his disappointment at the lack of homeowners not willing to attend the council meeting. After some discussion Fred went on to state that reports from Birdshall engineering indicated that the work that was done on the Miller walls was considered fair to poor. Fred said this issue affects the property value of the entire community. Fred has pinned down several township officials and put them on notice about the concern here at this community.

➤ **New Business:**

❖ **Privacy fences :**

The board has done a study of the fences that must be repaired or replaced. We will need to get a firm figure on the cost of these replacements. If we do not do so, then we would have to enter into a large contract costing over 20K. We hope to have some figures to work with by the next meeting in July. Lillian will be working on this.

❖ **Front Entrance Sign and Lights:**

Natasha said she thinks we are hopefully to the point where we can obtain a permit. Plans are to have another meeting by this weekend at the building department. If that occurs then it would be approximately two weeks later for the sign to be replaced.

➤ Randy Abeles had resigned her position this evening prior to the start of the meeting. The board members accepted her resignation. Fred said the seat is replaced for the remainder of that term. The choice of the person to fill a vacancy on the board is the choice of the board itself, not of the voting community (as would normally be the case of a full term). The board has spoken to Gene-Ann Pesano and she is agreeable to fill that term. Fred elaborated on the efforts put forth by Gene-Ann as a community member without even being on the board was commendable. Natasha stated that anyone with a personal agenda would not be welcomed to the board.

➤ **Open Forum:**

- ❖ Mandana Yazdani at 28 MD mentioned she would like to have a safety fence placed between her unit back patio and the overflow parking area. She said she thinks it is dangerous that if a child is playing there, cars pull up at that area. Fred confirmed with Mandana that her concern was with privacy and safety and she agreed. Fred said we cannot build a compound. This is not a private house, but a community. Fred asked board members and all were in agreement. Fred explained to Mandana that an extension of her privacy fence and removal of the existing bushes was out of the question. Bushes were original by the builder. Mandana said that she had a letter of approval from Bob Martin dated Aug. 11, 2003. Lillian said she had that same letter at hand and read the following (without objection):
- ❖ *"There are only two cases in the past few years in which the Board approved the planting of trees to provide buffers near the units. In both cases, the trees were planted and are maintained at the owners' expense. Therefore, we have decided that if you wish to replace some of the smaller shrubs in the existing planting bed around the parking area adjacent to your unit with the larger arborvitaes, you may do so, pending formal Board approval. This would be done at your expense. You would also have to transplant the shrubs that you remove to another place in the Common Elements. A Board member will be available to advise you where these can be planted."* The letter was handed to Mandana for her reference. Mandana went on to compare her request to the same request years ago for units 1 – 9 that had their back patios facing Drum Point Rd. Fred said those were not identical comparisons. Drum Point Road is a heavily trafficked road. Mandana wanted to know why it was done and who paid for it. Minutes were provided to Mandana referencing the fact that the Township forced Mignatti to plant that buffer. Mandana became very upset and was not making any accusation to any one on the board; nonetheless, she did say she felt discrimination acts towards her in the past from some people. Fred stated that if she did wish to plant taller trees she would need to do so at her own expense, have plans submitted to the board, retain a licensed, insured contractor and provide such to the board for approval. She could also choose to plant them herself but would do so at her own responsibility.
- ❖ Lori presented paper documents to support her request to move her a/c unit from her back patio to the side near the utility meters. Fred explained we have a difference of opinion on the board. Fred said

the solution is available. He would like to know the exact distance between the unit and the building siding due to heat expulsion. Also because this is common property and we cannot have homeowners placing things for example out in the middle of lawn areas. Exact placement of the unit and pad must be presented prior to approval. Lori also mentioned the renter that moved in across the street with the truck. It has the wooden sides, tarp on the back, and lettering on the side. Fred said the truck does not have commercial plates. The only thing objectionable is the lettering on the sides.

Next Meeting:	July 9, 2008	7:00 p.m.	@	Century 21 Building
Adjournment:	8:28 p.m. by Fred	2 nd by Natasha		