

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
June 7, 2023 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:03 pm.

BOARD MEMBERS PRESENT: President John Kyllis, Vice President John Woods, Treasurer Phil Space, and Director Daniel Bojanini, Secretary Cate Reich

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Many thanks to all the volunteers who came out to the Spring Clean Up Event as well as those who assisted in making the June 3rd Community Day event wonderful. A few comments/concerns have come up in the past several months regarding cars being towed in the neighborhood, to date no towing has been unjustified and there are no changes to the policy currently being discussed. Please keep your tags and inspections to date and check the towing policy for all details.

COMMUNITY FORUM:

A resident expressed interest in installing community trash enclosures to help keep litter down in the community.

A resident commented appreciated for the new community trash cans that have been installed.

HEARINGS: 3 scheduled. None present. See Motions.

APPROVAL OF MINUTES:

May 3rd minutes approved with amendment to the management present [Tina Queen > None] see Motions

OFFICER/COMMITTEE REPORTS:

Treasurer:

Environmental: Thanks again to everyone who volunteered their time at the Spring Clean Up Event. Inquiry into community wide mosquito spraying.

Maintenance: Requests update to the street signs [All have been installed and approved by the Fire Marshal, old signs still in the process of being removed]

Planning & Development: Asked for confirmation that the fire lane sign on Kitchener has been approved [Confirmed]

Welcoming: Major thank you to all those involved in the Community Day Event. Over 150 ice creams distributed!

Pool: Completed picnic table restoration. Other pool related upgrades and modifications still being researched and priced.

Architectural Advisory: Meeting held to vote in chairperson, Sarah Jernigan is now that chairperson. Next

meeting TBD

Neighborhood Watch: Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Although they are given authority to proceed on legal issues and work with homeowners on payment plans and waivers, the Association legal counsel asked for a vote of the board. His recommendation is to not change the payment plan. Vote 5 yes

Financial Review

Financial Highlights. April financials are completed and were forwarded to the Board on 5/17/23.

Resale Inspections

8580 Gwynedd

Homeowner Communications

- Report of vehicle with expired tag from 2021 on Matisse. [ticket placed on vehicle]
- Homeowner's real estate agent has been corresponding for new owner who received a letter for a black roof on Eucalyptus. Apparently after the roof was cleared by management in a disclosure inspection, the home inspection resulted in a new roof which was replaced with the wrong color by the previous owner before settlement. [management is unsure who is responsible for this violation and would need a legal interpretation]
- Email on the commercialization of Lodge Court. This is a state street and has many work vans, trailers, and often a tow truck parking there. [Anyone can report these prohibited vehicles by calling the police non-emergency number and reminding the police that this is a Residential Community Parking District.]
- Follow up from homeowner that back yard on Brandeis fills with water. [This issue is on management's list of common ground requests. See Old Business.]
- Comment that children are playing in the middle of the street, yelling and cursing, and throwing rocks at windows. [management asked for more details such as where these children lived, pictures, etc. – no response.]
- Report of a nonworking vehicle towed to a visitor spot. [management ticketed the vehicle.]
- Pictures of areas behind Euclid not mowed. [reported to the grounds contractor.]
- Comment that trash crew does not pick up loose papers that fly out back of truck. [shared comment with contractor.]
- Report of dead tree behind 8570 Gwynedd. [sent to tree contractor]
- Report of low branches over parking space on Moline. [management did not see branches touching and has it on list as possible action later.]
- Broken swing at playground. [sent information to Playmark. Quote is \$635. Awaiting results of tot lot inspection before authorizing, in case there are other issues to add to list.]
- Report of yard in need of attention on Godolphin. [inspected street for this and other landscaping issues and letters sent.]
- Reports of a resident who is often in domestic fights and a son who tried to attack them. Videos provided [Instructed to call the police for all emergencies. Videos show boy throwing something

that breaks but later sweeping the parking lot. Resident didn't want videos shared. HOA does not get involved with who is authorized to live in a home.]

- Concern of wooden pallets being left for garbage next to homeowners parking space. [Will distribute flyer if there is a repeat of this situation. Offered pallets to board before calling private hauler.]
- Missing stop sign on Euclid. [replaced.]
- Through communications with President, homeowner asked about shrub pruning near Marconi tot lot. [According to common grounds contractor "The junipers do not tolerate aggressive pruning well. After pruning, bare woody stems will be exposed and new growth does not occur. It can be done but it will not look nice."]
- Questions on centralized EV charging station, Level 2 or Level 3, although not interested in getting at electric vehicle at this time. Deferred to Board President who has more history on this topic.
- Branches across path behind Godolphin. [reported and removed.]
- Inquiry on noise from ice cream truck and towing policy. [Board President responded to homeowner.]
- Homeowner called to say her house was broken into, just reporting. Also trash company should take more than they do.
- Report street light on Matisse is out. [reported to Dominion]
- Range left at end of Euclid. Neighbor stated who was getting a kitchen renovation. Letter sent to remove immediately but homeowner said it was not theirs. [called trash hauler to take when on property to pick up debris at pool]
- Request to set up booth to promote their business at the Community Day.
- Vehicle towed for no tags. Homeowner doesn't think it is fair that rules are different than those on the County streets and considers practice predatory that they look for vehicles at night. He would like it addressed.
- Homeowner stated grounds contractor edged and blew all loose debris into a pile in front of neighbors property [requested pictures]
- Email about declining trees around ball field [management is aware of trees]
- Two neighbors are sharing emails and pictures against each other. Accusations of harassment, physical altercations, trespassing, etc. [anyone who feels threatened should be contacting the County police]
- Complaints of kids playing in the streets [no addresses provided. The HOA is limited in enforcement of children in the street]

Other Management Actions

- Reported to Blade Runners that common area around Euclid needed mowing, edging has not been done on single family sidewalk and no Summer flowers have been installed.
- Reported Durer Court – Delong Drive sign down to FXC street sign department.
- Multiple emails from two homeowners against each other. [based on statements about threats, it was recommended they call the police]
- Email about car parked on street in front of yellow curb and believes to be related to threats.
- Multiple emails with current owner and legal on foreclosure payoff on Moline.
- Authorized \$1385 for playground inspection at all 5 locations. [report received and shared with the Board]
- Email blast on upcoming yellow curb painting.

- Arranged for repainting of tennis court back board that had graffiti. Leaf gate has been secured with a lock.
- Instructions to accounting about not rolling over expired CDs.
- Arranged for wading pool gate to be self closing. Pool expense \$250
- Letter mailed to every homeowner stating policy of where new Resolutions will be posted. Copy of EV policy included. Paid for extra help from petty cash.
- Met with Power Systems Electric (PSE) to go over interior and exterior lighting issues.
- After submission of first EV application, committee asked for an approval section that looks more like Exterior Project form. [see New Business]
- Ticketed pod on Durer that had been there for multiple weeks. [Agreement to move it to pool parking lot until moving day.]
- Sent map of all community cans, with 3 new locations, to Patriot. Also reminded them that they are not always picking up from the community cans.
- Final newsletter procedure document posted on website.
- Final walk through at pool and reminder to Pool Manager of rules. Three toilets not working. [reported and confirmed they have been fixed.]
- Expressed concern to pool contractor that water was leaking from pool. Awaiting results of removing auto valve.
- Conversation with attorney on account in collections where homeowner wants pool passes.
- Forwarded notice of increase from Patriot to Board. Cost is increasing cost by \$2 a ton. Effective in July.
- New wading pool filter approved at a cost of \$1,900
- Three accounts sent to collection attorney for delinquent assessments.

OLD BUSINESS

Maintenance – Operating

Street signs: All signs installed. Old signs still being removed. Fire Marshal again failed the inspection due to curb painting. Request for quotes to accompany one received for \$9,900.

Replacement Trees: Tabled until decision is made on trash enclosures.

2023 Improvement Plans: Tree canopy reduction on Lemoyne approved, see Motions. Back Yard Water on Brandeis issue to be investigated. Letter to be sent to neighbor regarding the need to cut through roots on common ground of the tree growing on the resident's property.

Maintenance – Reserves

Street Resurfacing: Deposit to be sent.

Community Trash Cans: Installed

Trash Issues: Tabled until after Survey.

NCA Office Security System: Tabled, pending discussion on monitoring duties

Architectural Standards: Tabled, pending recommendations from the AAC

Pool Picnic Tables: See Motions

Tot Lot Inspection for Safety: Completed. Waiting for more details of the findings before taking action

Tree Canopy Reduction: See Motions

NEW BUSINESS

EV Charing Applications: See Motions

MOTIONS

- **Motion:** To accept minutes with edit to Management Present [Tina > None] made by President Kylis second by Treasurer Space. Vote: 4 yes 1 absent [Sec. Reich]
- **Motion:** To use funding from the Townhome common ground line to be used for curb painting. Made by President Kylis second Treasurer Space. Vote: 5 yes 0 no
- **Motion:** To approve tree canopy reduction project at a cost of \$4375 from tree maintenance line. Made by President Kylis second Treasurer Space. Vote 4 yes 0 no 1 absent [Sec. Reich]
- **Motion:** To purchase 4 new pool picnic tables at a cost not to exceed \$4300 as a reserve expense. Made by President Kylis second Treasurer Space. Vote: 3 yes 2 no [Woods, Bojanini]
- **Motion:** To waive violation for Lot 528 pending a final check for can in front yard, waive violation for Lot 552, uphold violation for Lot 562 for trash can being left out front. Made by President Kylis second Treasurer Space. Vote: 5 yes 0 no
- **Motion:** Not to waive late fee letter charge at Lot 489 by President Kylis, second by Treasurer Space. Vote 5 yes

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:53 pm for the purpose of discussing violations and reconvened to open session at 9:03.

ADJOURNMENT: The Board adjourned at 9:10 pm

Minutes prepared by President Kylis