

Long Hill Estates Condo Association  
Board of Directors Agenda  
11-20-07

Minutes

Meet with John Norton

Financial Report

President's Report  
And Director comments

Committee Reports:

Welcome –  
Garden –  
Rules –

Issues we should be working on

Legal

Itemizing bills?  
Amendment re: outside faucets, lights, etc.

Develop a violation policy

Data sheet update – missing in many files

Doors ?

#18 ?

Condo records?

Gas lines – any action by Allen/Mathewson ?

Irrigation system – JW was asked to give BD 3 estimates of improvements, repairs and alterations to system

Hillside trim ?

Community Garden – do we want JW to roto-till area in preparation for spring planting?

Space, Cost, Who pays ... (all, those who use, rent to users)

Trash pile for bare Christmas trees & wreaths, plant trimmings --- in cleared area of back field for burning during wet period (otherwise have to use dumpster)

*updated: Trees (bare of trimmings, etc. over banking beyond garden ... cannot be put in dumpster -*

Added items due to recent acts or questions:

Reply to owner #14

Fires on patios

#8 continued violation

John's List (see attached\*)

\* John's list of unfinished projects ... as far as known 12-4-07

All gutters cleaned

Paint @ #36

Replace piece in garage front @ #31

Build up soil to recline toward back wall @ #36 (as was done behind all of bldg 9)

What was done at #18 and where is sump pump drained?

Go over maintenance request procedure

Go over contract

Would like to hold an evening meeting with John & both board members soon.

Letters (drafts) to owners of #8 and Response to concerns of #14.

Ltr to #8

Nov 20, 2007

Dear Evelyn,

Recently, your board sent each owner a letter that included a few reminders of expectations for all owners here at Long Hill Estates. One was for ALL owners to leave garage doors closed. Several owners own indoor cats and the feral cats that are attracted to open garage doors are disturbing these cats, damaging screens in an attempt to reach the indoor cats and may be carrying disease. An open door could also attract wild animals. So, your garage door should be completely closed.

Previous Boards have asked you not to throw food on the ground (common property) for the wildlife (turkeys and pigeons). As turkeys scratch for their food even when it is visible, the large number of turkeys that are feeding in your back yard is very surely damaging this grassed area to the point it will need repair. Their droppings are also a poor addition to the common property. And many owners are not happy about the pigeon droppings on their cars, etc.

We are confident that you realize you are violating Association rules by leaving your garage door partially open and feeding wildlife on the common area behind your unit. We also know you have been asked to cease these practices.

Therefore, you now leave us no choice, but to send this firm, formal request that you cease both actions as of the end of this week (Nov. 24). We strongly hope that we have to take no further action in these matters.

Ltr to #14 (draft)

Dear Bob,

Currently we are operating without full information from the previous board, so we'd appreciate it if you could tell us to what you are referring in your note as Items #1 and #2. This would avoid any more delay in responding to that part of your inquiry.

Regarding your other comments:

1) The white bags at #12: We are not clear as to why you think they are a violation of association rules, however, they will remain for the time being as they are serving a purpose until a satisfactory fix can be accomplished.

2) Speed Bumps: To the best of our knowledge these have not been mentioned for any purpose.

3) Smoking out of doors: This was put in place by a previous board, and it is our intention to continue this practice as smoke can drift in any open window and present a problem.

President's report

Previous board member's comments:

Dumpster user wasn't recognized

#8 back lawn/canoe, feral cat(s), rules standards,  
Volunteer for rules comm.

Check from Gary re #27, gave to Julie

Ltr from #30 re doing some inside maintenance – returned it with note to call John, or person of  
her choice and she pays.

Picked up Condo boxes from Lyn's

Ltr from #14 re maintenance request of 10/17, and comments re #12 white bags, speed  
bumps, outdoor smoking

Calls (3) from #36 re John painting, etc.

Spoke to a landscaper re: #35 tree – agreed half dead – need to cut & replace

#12 Driveway: Mathewson visited, called Baird twice - said he'd come

Passed out Nov Board letter to all owners and mailed copies to absentee owners (#6,7,17,18, 33)

Called Rindge State Road office and asked for a draining ditch on N side of road at bottom of  
hill for drainage ...

Called Police re: unknown person using dumpster