

STREET PARKING

- 1) In the Jan 2000 revision of our Resident's Handbook it stated:
"No street parking is allowed. (Parties may be an exception)"
- 2) In our current Handbook, which was not dated, it states:
"If street parking becomes necessary, please contact a board member"
- 3) An association sign on the R side of Long Hill says: "No street parking"

For many reasons I would like to have this clarified.

We should all be following the same rule, but what is it?

For safety's sake, I believe there should be NO Street Parking ... no exceptions.

If allowed, at any given moment there could be cars limiting access to fire equipment and ambulances.

If you are having a gathering, requests to use neighbor's driveways is always an option.

I know there can be four cars in a driveway...and we have parked five plus one in the garage.

We have five spaces at the mailbox, if everyone parks properly.

We have used the end of the lower road opposite the dumpster. Obviously, this would have to be vacated on Thurs so the trash truck can turn around and in the winter for snow removal.

We have used the upper section of the hill, and here again it would have to be vacated for snow removal.

SPEED

In the Jan 2000 revision of the Resident's Handbook it stated:

Drive slowly within the Condominium (15 MPH suggested).

Our Hill sign also states: 15MPH

It just makes common sense that we should all use this speed. This is a congested area, kids can dart into the street, they play in the street, and people are walking in the street.

I ask that the BOD make a ruling that we have:

- 1) a 15 mph speed limit within the association
 - 2) no street parking – no exceptions
- and re-install a sign that indicates both.

Questions: 9-03 annual mtg.

Asking for a show of hands as to the feeling of this body on the following questions.

- 1) **Tools:** In the financials I saw we paid Bill \$302.23 for tools... what did we buy and why do we need that many tools? Who is going to use them and for what? ~
- 2) **6/24 Grounds Report** of Fran Huntley, Ann Thayer, and Monica Forman
What action is being taken on this?
- 3) **mowing** – I have asked many times for our landscaping co. to
 - a) mow later in the day when the grass is dry... this was done in the past
 - b) use walk-behind mowers around units and
 - c) clean the mail kiosk and dumpster areas (sweep – etc.)

What action is being taken on this?
- 4) **Plowing** – areas of concern:
 - a) we have just replaced sod in front of steps of several units because grass winter kills if not covered by snow in the winter.
Will the plowing contract include NOT plowing over that area?
 - b) We had to replace much sod just beyond unit #36.
Will the contract have them plow snow to the left AND right at the end of the upper road and create a straight path in the center to the gas tanks and start the path at the very beginning of the winter? This also keeps a drain open on the left-hand side of the road.
And will the contract include clearing off the tanks?
 - c) slush-ruts-ice:
Will the contract ask for clearing roads when slushy BEFORE they become icy ruts that last for weeks?
- 5) **Board Members** – as of now, we have no board members that were elected by the unit owners - this could go on and on... so I'm suggesting
 - a) A by-law amendment to Article III – 10 that states:
"Each person so elected by the other directors will serve only until the next annual meeting election".
- 6) **Furnace Inspections** – I'm assuming that for safety purposes we still have to have our furnaces inspected and cleaned before heating season. How is the board going to keep track of this?

9-03 annual mtg.

QUESTIONS FOR BOARD TO PONDER:

Are you going to hold open meetings? It is enlightening to hear the ~~board's~~ discussions so we understand how decisions are reached.

Are you going to change back to what we used to allow on the financial reports?

An owner could borrow the financial book that the treasurer kept with the monthly reports for study and then return it. Now, we have to make an appointment with the clerk and can only look at the reports there.

In Oct of 2000, the BOD resolved that owners would have 30 days notice of any new board rules or changes to old ones. And the method of notice would be a written notice in our condominium invoice mailing which we were mailing out anyway. This 30 days was so owners could give or get input and the board might then review their decision.

At the last open board meeting you held in early spring, you decided that we didn't need to turn in furnace inspection reports. This hasn't come out in the manner I just described, so it is still a requirement. (As far as I'm concerned, I believed that to be a good safety rule)

Are there any other rules you've made or changed of which we haven't been officially notified?