

## **Arbor Hills Condominium Association**

**Open Session January 29, 2014**

**Location: Clague Middle School**

**Attendees -**

**AH Board: Collin Ross, President; Vance Allen, Treasurer; Elena Levin, Secretary; Zhenlin Liu, Director**

**YPM – Jake Freeland, outgoing AH Property Manager; Karin Witting, incoming AH Property Manager**

**Homeowners: Elaine Kennedy, Heather Finnegan, Carla Charlebois, Rajiv Bapuraj, Gabe Cherem, Steve Haddrill, Larry Foti, Ignacy Justyna, Candida Justyna**

**November minutes have been approved via email voting and posted on the AH Website.**

**The following topics have been added to the meeting agenda:**

- **Snow removal**
- **Mail delivery**
- **Stop sign**
- **Communications**

### **Committee Reports**

**Chairs are needed for committees. A candidate who initially expressed willingness to chair the Communications committee, withdrew his candidacy. Chuck Daniels, Chair of the Rental Committee, is in the process of selling his AH property.**

### **Financials**

**All items have ben reconciled. For the next meeting, YPM will bring hard copies of the Agenda and Financial report to be distributed to all attendees.**

## **Curb Project**

**Ig had questions and concerns regarding the curb repair project and payment for the job. Jake explained that there is a dispute between the contractor, Mason's Masonry, and YPM regarding the current status of the job. In the meantime YPM is holding the retainer, and the final status of the job and the payment will be determined in the spring, after all snow is gone. Ig provided information regarding the repairs that the contractor made, versus the repairs that had been marked in the project plan.**

## **Pond Project**

**Jake has contacted the City to get their input into the scope of what AH is planning to do with the ponds. At this point, the City's input is as follows: the dredged material cannot be used to create berms, and, in any event, that material has to be tested for toxicity. At the same time, YPM received a quote from another contractor, whose plans and costs were significantly better than those of the other bidders. The City also recommended a contractor. YPM contacted them and is waiting for their quote.**

## **Snow Removal**

**In case of a snow emergency (snowfall of 1.5 inches and above), the vehicles left on the road could be towed away. The towing company is aware that the following entities have the authority to request towing: AH Board, YPM and the contractor, Apartment Services. However, it would be better to have a less harsh way of handling the situation before towing the vehicle, such as a warning sticker. The yellow sign, which is used to announce events in the neighborhood, could also be used to advertise snow-related parking restrictions.**

**There have been numerous complaints about the quality, or, rather, the lack of it, by the current contractor. And even though everybody understands the unusual quantity of snow this winter, the general consensus is that the contractor is not trying to be thoughtful and attentive to either the task at hand or the personal property. A possibility of taking the snow out of the neighborhood was also discussed. Homeowner feedback about the snow removal will be used to guide the contracting decision for next year.**

### **Mail Delivery**

**Initial problems with mail delivery were related to snow removal, that left mail boxes stands all plowed in. The subsequent failures appeared to be due personnel issues at the Post Office. That particular problem was affecting other communities in the area, so it was decided that the Board wouldn't pursue the issue.**

### **Stop Signs**

**The initial idea proposed at the November Board meeting was to install a stop sign at the corner of northbound Kilburn Park & Strand. It was noted that previous Boards had considered installing stop signs at additional intersections, including Kilburn & Bayswater, Dunwoodie & Earlmoore, and Ashburnam & the access road. The reasoning for additional stop signs is that even if they don't guarantee that everybody stops, they will help ensure that drivers slow down, which is better than the current situation of speeding in the neighborhood. It was also noted that police can come into the neighborhood to investigate traffic accidents, despite the fact that it is a private development.**

### **Communications**

**As of now, the only reliable means of communication between the Board and the homeowners is still the monthly paper newsletter. Other means, such as email, Facebook, and the AH**

web site do not reach a majority of residents. The possibility of modernizing AH's electronic communications was discussed. The importance of a functioning Communications committee was discussed. Several homeowners expressed concern that a move away from printed, monthly newsletters could leave some homeowners without reliable access to important information.

### **Miscellaneous**

Ig brought up the ongoing issue of visual obstruction at the corner of Kilburn Park & Strand. He also mentioned a similar issue of bylaws violation at the corner of Kilburn Park & Aldwych. The former issue has been addressed, and the homeowner agreed to remove the trees and bushes that are in violation. The new situation will be investigated. Another issue being investigated is missing electrical fuses in two light poles, which caused a partial streetlight outage in November.