



Hello and here is hoping that Spring is coming soon! We had a teaser with a few nice days and now back to the cold.....

Board meeting minutes may be accessed once approved and passed on our website and Condocafe but below are some of the highlights from the February meeting:

**Highlights of February board meeting:**

1. Champion Tree Care came in and removed or cut down identified dangerous trees so as not to fall on anyone's property. This was done in response to a concern voiced by a resident, which the board appreciates the extra eyes on our community. They did a very nice job in a timely manner, kudos to Paige and her crew for the good work.
2. Our new security system from KIT Communications is scheduled to be installed in March. This will give the community added layers of eyes on all the common areas. Recently there was vandalism at the playground with some spray painting done. Thankfully it was removed the next day, but this is the kind of actions that the new system will hopefully deter. It has very clear cameras and will be recording images 24/7. This will also help the police department in the event of any incidents to be able to investigate and identify people involved.
3. With the new security system in place, it will allow residents access to our rec facilities with a swipe card. This will include the basketball court and the pool area. You must also be current on any dues and fines to have access to these facilities. There will be more later about this after the installation is complete.
4. We are using pool attendants again this year. It worked well last year and eliminates lifeguards since it is very hard to staff them at this point. As we get towards May there will be more info.
5. The board is looking at trash can enclosures for those middle units that do not have access to the back of the properties from the sides. The goal is to have some samples at the next meeting and vote upon the ones that will be used to alleviate this problem. Just a reminder: it will be on a case-by-case basis for those middle units since some DO have access to the rear of the houses. It will also NOT be for any end units with driveways and garages since it is not needed at these units.
6. The board will be working on standardized contracts for our vendors. This will streamline the process and make it much simpler to compare and ultimately decide on who fits our needs best.

There will also be only one point of contact (POC) for each project to keep them on task and have clear guidelines and expectations.

7. Landmark proposal for the sewer easement has been passed. When they begin work, which will not be for some time yet, we are asking all residents to please stay out of the work zone and do not engage with their workmen. If any concerns arise, there will be a designated point of contact for this project. We will let you know that person and ways to communicate your concerns to them when work commences.

### **BYLAWS REVIEW MEETINGS**

Laurence Wachs has been coordinating meetings and discussions to update and possibly change some bylaws of the community. They are antiquated and need to reflect the community as it is now, not from the 80s. They will be presented at the next board meeting. If we want these changes, they must be also voted on by the community so watch for more news regarding the changes and how to vote. Without your vote some changes may not be made. Don't complain....VOTE!!!

### **BYLAWS ENFORCEMENT:**

With Spring around the corner comes a flurry of projects outside. Be reminded that any structures built must be within community guidelines. Also, for residents of N Conley Lane be aware that rear structures must not encroach upon common property where the walking trail and bridge are located.

Fences must be approved as to setbacks and not block off access to your neighbors. Sheds and out structures must be approved and within your property limits with setbacks according to Newberry Township guidelines.

### **CONCERNS:**

Several complaints have been received concerning barking dogs being left out. With the pandemic in the rear view mirror, it has left many residents still working from home. These workers are usually hunched over a computer or on phone calls and it is very annoying and hard to concentrate with a dog left out on a deck or yard and continually barking. Dogs do have to go out for a short time and some play for a while but it's the barkers that get on everyone's nerves. Please monitor the dog's times outside and don't forget out about our furry friends. I would bark too if I was left outside for too long! Be a considerate neighbor.

### **KUDOS:**

Thank you to the resident that expressed her thanks for the solar motion lights at the mailboxes. Her comment was " it's so nice to see after dark and I feel safer". It always gives the board some warm fuzzies when things they do to try and improve the community are acknowledged, even with a quick comment such as this. Some are always quick to gripe but not so quick to compliment. Thank you resident!

Also thank you to Rachel Clark for her work on securing food trucks for the upcoming season. It is enjoyed by many in our community and also the surrounding areas. Way to go Rachel!

**Calendar of events:**

Regular board meeting on 3/16/2021 at 7 PM. Residents are encouraged to attend with any concerns during the open part of the meeting. Please bring concerns to the board so that they may be heard officially. Casual conversations and hearsay do not always make it to the agenda and not always clearly, and we want all concerns to be addressed.

Anyone with any news/items/concerns that they would like to be included in the next newsletter please send them to [devRDH@aol.com](mailto:devRDH@aol.com), with the subject line being newsletter and any contact info for yourself if you want to include that also, thank you!!