**Town Home Meeting**

**Monday, June 28th, 2021**

Commenced 7:00-8:00 pm Zoom Meeting.

**Directors Kirit Patel & Susan Raupach**

14 Resident households, 15 people attended the zoom Meeting.

Agenda:

A. Reaching your Directors

B. Role of Council Director/Conservancy Board Member & Volunteer Vacancy

Services:

1. Landscaping Butler
2. Irrigation HydroPro Sprinklers- 3 day cycle, 20 min. We watch cost to remain within budget.
3. Deck Staining trim painting over garage/Power Washing $12,200.

4. Money owed to TH from loss is still pending on 40 Last Leaf, home currently on market.

5. Pest control no insects yet, typically July-Chris reported one mole issue.

6. Exploring options for Reopening is Conservancy Issue:

On going communication with every Board Members, through Elite and WW Attorneys. Discussion, Document, Protection of Home Equity for all 336 residences in the event of law suits regarding COVID.This is not a one council issue.

Role of a Director: voluntary job, one position available to serve as Townhome Director/Conservancy Board Director.

Responsibility:

Familiarize yourself with each council’s operation, the Walden Woods Documents, Regulations and By Laws. It is valuable knowledge for serving on the board. Although it is a yearly Director/Board Member position, volunteering minimum of 2 years for consistency and smooth-running operation is ideal.

Peter will post a vacancy notice through Communications. This will be forwarded to Kirit, Susan and Chris at Elite. Resident must be the Townhome Owner. An email addressing you interest and your background in volunteering. Anticipated requirements include minimally 3 hours of your time in preparation/and subsequent participation in the Monthly Conservancy Board Packet and attending the Conservancy Board Meeting, The last Wednesday of the month is reserved for Conservancy Meetings commencing at 7pm. Each member will also sign up to become a Board Liaison to a specific committee operating for the community it is your responsibility to attend and or keep abreast of ongoing activity, and be the spokesperson to all other board members and community residents. Additional time will be designated to annual Budget meetings for yearly approval, special meetings, executive sessions as well as periodic Townhome meetings, planning agendas. Occasional walk arounds during the day with Property Manager and Landscapers or Maintenance issues.

(Possible interest-Paul Volpi , please look for Peter’s communication)

Issues/Concerns:

From your Directors,

WW Rules

Email addresses are confidential for every resident within the community. To reach a Director, do send your request to Peter/Communications and or Elite Property Management. (Chris, Jahney) Chris attends all our Conservancy Meeting and we regularly exchange email communication-Board and Property Management.

We have 5 Councils: HOA/PUD community,

Woodmoor,54 Ridge,30 Village, 72 Duplex, 92 and Townhome,88.

Discussion of Amenities comes under the umbrella of the Conservancy, Board Members makes recommendations based upon Attorney information, Insurance, and Property Management. All is based upon what is best for the 5 Councils within The Walden Woods Community.

**Unit owner’s forum:**

• **11 Rhodora Drive**:

inquired about completed decks-stained/repaired who completed deck and when/how/by whom is this done? He also expressed interest in who’s responsibility is it to paint the white door trim and the black doors.

(Elite, you may also contact Elite. Owners are responsible for door trim and door painting. Refer to Community website)

**2 Rhodora Drive:**

questioned if mulching is being done this year? He inquired about Power washing 1-34 Rhodora this year/cost He offered an opinion regarding chimney on CWD Unit as he noted that #1 Rhodora had seal caulking done. He inquired if others are being done as the buildings are over 10 years old. He also expressed concern with power washing being done at 6:15 pm Monday June 28th and stated that it was cutting into evening dinner time. (Contract calls for 8am-5pm)

Good question regarding chimney- Directors will ask Chris to respond to chimney and mulch matter)

•**Rhodora Drive:**

made an inquiry Regarding a bathroom window leak and who should he notify?

(Jeff, please email Elite. Chris please let Directors know how this will be handled.)

**28 Rhodora Drive**:

expressed property concern stating no grass, Behind their unit, stated moles have affected areas 26, 28,30, 32, 40, and that sprinkler heads may be broken or not working. ( please email specifics to Elite- Chris please let Directors know what the next step will be and give us a time line, if possible)

•Brother of owner Carol Chong stated that he was listening and had no questions.

**9 Last Leaf Circle:**

expressed an interest regarding the Amazon building- when are they finishing up? What about tree barrier? ( Director recommendation to contact Asst. TPZ Manager, Todd Sealy for more updates.)

(Director Raupach did give an update at a recent Conservancy Meeting.)

Currently any resident who has an interest or concern is urged to contact the TPZ, especially once it begins operating as a 24/7 business) Todd Sealy or Eric Bardz

**32 Rhodora:** no questions

**7 Last Leaf Circle:**

wondered about 40 Last Leaf and loss incurred.

Homeowner passed away and heat was shut off during the winter, pipes froze)

• **24 Rhodora Drive:**

Discussed front porch “sub par cleaning”. Noted that no schedule notice was placed upon her front door from the power washing company. She acknowledged that her water faucet was used to wash other units of her building. She also acknowledged that her chairs now have issues as a result of the work that was completed. ( Resident was encouraged to follow up this issue with an email to property management. (Chris please let us know your response.)

**35 Last Leaf Circle:**

expressed concerns of the retaining wall between her driveway is a Safety hazard. Indicated she has made contact with Elite and has been told it is on Butler’s list. She is requesting a time frame when it be done. She expressed her opinion of conservancy vote (2 no Votes from TH Council regarding amenities situation.)

Recommendation to Kim, you may wish to follow up with Elite. Chris would you please let the Directors know the status of this situation.)

**7 Rhodora Drive:** no questions

**26 Rhodora Drive:**

stated her opinion regarding the condition of field and garden area. Resident was encouraged to contact Elite property management – Chris)

•**20 Rhodora Drive:** no questions

**9 Last Leaf Circle:**

inquired about frequency of TH meetings and that she likes the accessibility of Zoom meetings.

(Directors will hold meetings when we have information to share from both resident emails and topics that we have specific to our council. Due to vacations, prior to COVID, we normally did not hold summer meeting due to vacations.) We are are hoping in the future to convene once again,live, in the Meeting House.

Visit our website to find valuable information. Rules, Regulations, Documents and Bylaws. There are also many specific Standards and AAI forms and information regarding

storm doors, painting trim and front & back doors, stair decks and more.