

WALDEN WOODS VILLAGE COUNCIL MEETING

WALDEN WOODS MEETING HOUSE

MARCH 15, 2017

Meeting was called to order at 7 PM by Chairman, Joe Palladino

Roll Call: Joe Palladino, Marlene Towers, Lynn Fitzgerald

Approval of Minutes: The Village Council voted to table the minutes of the November meeting as they have not been received from the previous secretary. The minutes of the January 11, 2017 meeting were approved as written.

Financials: The first quarter financial report will be discussed at the April 19 meeting of the Village Council once all figures are received from Elite Management.

In an effort to decrease meeting length, it was decided by the present Council, to present both the old and new business prior to any discussion by residents at the Owners Forum portion of the meeting.

Old Business:

- 1) Once again the options of stone vs. mulch at the entrance fences on Knollwood North and South were discussed. Use of stone would potentially lead to a cost savings as these areas would not need to be mulched every two years. Questions regarding the size of the stone, actual cost savings and exactly where the stones would be used were presented by Council members. A meeting with the landscaping manager, Mark Stupcenski, was planned for early April to answer these concerns.
- 2) The Council continued discussion of planning and implementation of paving the driveways and roads on the Knoll. Consideration would be given as to how best to manage the project, along with different payment options which would have the least impact on residents financially.
- 3) Tree work along the lower Village roads (Hawthorne, Mercer, Pierce Blvd, and Walden Meadow Rd.) was briefly discussed. Several trees in that area are dead or dying and will need removal and replanting. There is a proposal by Evergreen to do a few trees a year at a cost of \$3600/year. Further discussion on approval of this project was tabled.
- 4) Catch basin repair and installation of a curb to promote better water drainage on Aster was discussed. A proposal by Central Sealing Company indicated a cost of \$4865.51 for the work. After brief discussion, the project was voted on and passed unanimously by council members. Chairman, Joe Palladino will let Elite know of the decision.

- 5) Update on Work Order 3412 – Village Council members along with landscape manager, Mark Stupcenski, met with homeowners who were concerned with the removal of shrubs on a common bed between Morning Glory and Primrose. The homeowners were satisfied that the work would not be too extensive, so work order 3412 was approved and the work was completed prior to this meeting. Will wait until late spring to see if plantings may be necessary.
- 6) AAls – Residents were once again reminded that any outside work on homes, outdoor common and limited common areas needs to be preceded by an AAI.

New Business:

- 1) Consideration of W/O 3434 Maintenance of brush line between Primrose and Ivy with work that will be performed in the Fall. Work order was approved unanimously.

Owners Forum:

With regard to Stone vs. Mulch, one homeowner had concerns about where the stones would be going, how large the stones would be and just how much of the mulching cost is being saved. Chairman felt council members would be able to clarify many of these points at next meeting, including the size of the stone that would be utilized.

With regard to the major paving project, another homeowner suggested a third party inspector to monitor the work of the paving company. Also felt the council needed to decide how to approach payment.

Since a major snow storm occurred prior to the meeting, one homeowner felt snow plowing of driveways was not being done at the same time. There were also issues of some damage by a possible new plowing contractor.

The homeowner at 30 Knollwood North presented her concerns about drainage problems in her front yard leading to water in her basement. One issue was a stump which was not ground. Another was an inspection of a French drain on the property in front of her unit. The council assured the homeowner that they would inspect the problem with the landscaper when they met to clarify other landscaping issues.

The date of the next meeting was set for April 19, 2017.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted by Marlene Towers, Secretary

