



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
January 21st, 2026

Board members present: Bob Contursi, Marsha Bourgeois, Jeanne Williams, Bob Rochon and Bill Freer. Bill Freer is also the Grounds Committee Chair. Residents Denise/Tim Rogan and Pat Stephan also attended the meeting.

The Board of Trustees monthly meeting was called to order by Bob at 1:00 pm on January 21st, 2026.

- 1. Open Forum for Residents:** Denise and Tim Rogan inquired about Waste Management and the quality of their trash/recycle containers and to their being on schedule. The BOT explained that they are willing to work with WM during January regarding replacing broken containers and being on schedule. The switch to WM from Pratt provided Summerfield with a significant monthly savings. Enough to cover the increases in many of the line items in our budget thus enabling the BOT to not increase our HOA dues for 2026. Also in attendance was Pat Stephan who wanted to discuss with the BOT that the planned “Truck Stop” at 486/502 Douglas Street is planning to begin construction in March 2026. The concern is do they have all the permits needed at this time to proceed. Mr. Stephan suggests that any resident who is interested in this matter should follow upcoming Uxbridge Planning Board/Zoning Board and Conservation Commission Meetings. Also mentioned by Mr. Stephan was the planned opening at Campanelli Drive of an additional Amazon warehouse that will be the source for final product delivery to customers using primarily independent contractors and their vehicles. No doubt this will result in increased vehicle traffic on Rt. 16 (Douglas Street).
- 2. Review of BOT actions since the December 2025 meeting:**
 - a. Summerfield Board of Trustee Member (BOT) Pat Simounet resigned from the Board of Trustees effective the end of December 2025. The Board of Trustees would like to thank Pat for her service on the Board since April of 2024. We wish her the best going forward.
 - b. The BOT reached out to residents seeking to fill Pat’s seat on the Board and selected Bob Rochon to fill Pats remaining term till our Annual Meeting in April. The Board welcomes Bob and wants to thank him for volunteering.

3. Financial Report

- a. Summerfield ended the year 2025 \$15,000.00 under budget. This was primarily due to savings from our snow plowing budget.
- b. All financial reports as of December 2025 have been given to the BOT.
- c. Vendor invoices for December have been processed and paid in December 2025 and January 2026.
- d. Checking accounts have been reconciled. Checking account balance as of 1/21/26 is \$74,950.02.
- e. After interest for December was recorded, our total Reserves are \$641,373.66. With this Summerfield Reserves are fully funded.
- f. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. Overall, quiet. So far, Summerfield has had approximately 15-16” of plowable snow. We had one event on January 7th when we had no snow but we faced very icy road conditions. Our contractor JR Dowding responded very quickly to treating our roads and was extremely thorough in getting our roads and mailroom parking lot allowing for safe travel.
- b. Trash and recycling last week required both Thursday afternoon/evening and Friday morning to accomplish. We are working with WM to ensure both trash and recycling pickup will occur on the day designated. Several residents have expressed frustration with the condition of either trash and or recycling containers... broken wheels the main complaint. Again, we are working with WM to replace broken containers with working containers.
- c. I want to thank the Town of Uxbridge, Department of Public Works, Director Ben Sherman and his crew who replaced the (East) Taft Hill Lane Street sign that was knocked over on the East Side Entrance with a new “Stop” sign along with installing our actual street sign on top.

5. Old Business

- a. Order of Conditions – The Uxbridge Conservation Commission provided Summerfield Condominium Trust with a “Compliance Notification” which was then filed at the Worcester Registry of Deeds with a receipt provided to the Uxbridge Conservation Commissions Agent.
- b. Truck Stop... see Open Forum for Residents
- c. Effective in January 2026, Rule 7B will be filed with the Worcester Registry of Deeds. This rule change is being updated to reflect the new time frame to place trash/recycling containers out for pickup. When filed the BOT will make this Rule change available to all residents.
- d. 2026 Info Sheets and Proof of Homeowner’s Insurance. All residents are required to provide this information to the BOT NO LATER THAN JANUARY 31ST, 2026. If not received on that date WARNING LETTERS (that can result in a FINE) will be sent to those residents not in compliance as per MGL 183A.

6. New Business

- a. Smoke Alarms – as a reminder, any smoke alarm that is over 10 years old needs to be replaced. The Uxbridge Fire Department is not responsible for or able to assist residents in replacing smoke alarm batteries that need replacing or replacing the actual smoke alarm itself. If residents are unable to manage replacing batteries or installing new smoke alarms they should reach out to family members for assistance or call a local electrician (see our Contractors Listing on our website).
- b. Campanelli Drive - see Open Forum for Residents.
- c. Summerfields Annual Meeting is scheduled for this April 11th, 2026, a Saturday at Valley Chapel in Uxbridge between 9am – Noon. Further notices will be provided by the BOT as we get closer to that date.

7. Resident Issues

- a. Resident comments/questions - none
- b. No Resident Work Requests were submitted to the BOT since last month.
- c. Sally Summerfield – Winter conditions recap: our roads are plowed when we receive at least 1” of snow and our walkways and driveways are plowed/shoveled when we have over 2” of snow. If our contractor misses your unit (driveway or walkway) please let Bill Freer (508-272-5581) know as soon as possible but no later than 12 hours after the weather event has occurred.

8. Date of next BOT Meeting: February 19th, 2026 at 1:00 pm at 49 Summerfield Drive.

9. The BOT went into Executive Session at 2:00 pm.

10. The BOT adjourned at 2:25 pm.



Town of Uxbridge
Conservation Commission
21 South Main Street
Uxbridge, MA 01569



Conservation Commission Meeting Minutes – December 2, 2025

Present: Chairman Russ Holden, Jim Hogan, Paul Balutis, Steve Croteau, Agent Jeff Shaw

CALL TO ORDER:

It being approximately 6:30 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by Chair Holden followed by the pledge of allegiance.

CERTIFICATE OF COMPLIANCE

REC'D UXB TOWN CLERK
2025 DEC 17 PM5:10

1. DEP File #312-751 Summerfield at Taft Condominiums

Bob Contursi, president of Summerfield Taft Condo Association, and Bill Freer, trustee and grounds committee chair, presented their case for a certificate of compliance. Mr. Contursi explained that the outstanding order of compliance came to light in April 2025 when a resident was selling their home and the mortgage company initially declined the loan due to the outstanding certificate. The original certificate dated back to March 9, 2007, and was extended until March 2014.

Mr. Contursi noted that despite numerous property transactions over the years in their 130-unit community, this issue had never surfaced before. They hired Diprete engineers to investigate the situation. The engineers identified condition #36 as an ongoing condition and condition #38 related to wetland replication that warranted attention.

Jeff Shaw, Conservation Agent, described his site visit with the applicants, reporting that the replication area was fully vegetated and had grown in well. He noted that while the specific plantings couldn't be verified, the area was functioning properly as wetland habitat and blended with the surrounding wetland complex.

Chair Russ Holden and the Commission discussed the reasonable approach given the age of the project and current site conditions. They determined that issuing a certificate of compliance was appropriate based on the agent's inspection, with a note to both the owner and the commission to visit the replication area during the growing season to verify its status as a functioning wetland.

- **Motion:** Jim Hogan moved to issue a certificate of compliance for DEP File 312-751 Summerfield at Taft Condominiums. Seconded by Steve Croteau. The motion passed unanimously.