



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
February 16, 2022**

Board members present via ZOOM: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee; Vickie Small, Chair of the Beautification Committee; and Michelle Tebo were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:08 pm on February 16, 2022.

**1. Open Forum for Resident Issues: None**

**2. Review of BOT actions since December meeting:**

- a. THANK YOU to everyone for completing the Information Sheets/Insurance Forms. Letters have been sent to mortgage companies as required by M.G.L. 183A.
- b. Pat asked Forest Glen to stop pushing snow across Taft Hill Lane East onto our sidewalk and they agreed.
- c. Uxbridge Gas & Market LLC (Mr. Yatim company) filed for a Summary Judgement in Superior Court and our attorney opposed it. The documents can be found on the Worcester Superior Court website. A Trustee Update was sent to all Unit Owners.

**3. Financial Report**

- a. All financial reports as of January 2022 have been given to the BOT.
- b. Vendor invoices for January have been processed and paid in January and February 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for January was recorded, our total Reserves are \$597,237.42.
- e. The Board reviewed and unanimously accepted the monthly financials.

**4. Grounds Report**

- a. **RESIDENTS NEED TO NOTIFY THE GROUNDS CHAIRMAN ([508-272-5581/wmtfreer@charter.net](mailto:508-272-5581/wmtfreer@charter.net)) OR THE BOT NO LATER THAN 24 HOURS AFTER A SNOW EVENT IN THE CASE OF ANY ISSUES OF NON-PERFORMANCE BY OUR SNOW CONTRACTOR. IF YOUR DRIVEWAY IS NOT PLOWED OR WALKWAY IS NOT SHOVELED WHEN THE CREWS LEAVE YOUR AREA, PLEASE CONTACT BILL OR THE BOT. THANK YOU.**

- b. Cleanup of the last snow event was challenging since snow totals greatly exceeded all predictions.
- c. THANK YOU to all Residents for your patience as Waste Management has been struggling with equipment and personnel issues. You may recall that Bill Freer contacted numerous waste haulers last year for quotations and Waste Management was by far the best value (service and cost). All the waste haulers are having issues similar to Waste Management at this time, but many are not handling it as well as Waste Management. **THE BOT HAS BEEN USING THE “TIME -SENSITIVE INFORMATION” SYSTEM (REVERSE 911 SYSTEM) TO NOTIFY RESIDENTS OF DELAYS. THIS SYSTEM IS NAMED DCS AND THE PHONE NUMBER IS 800-679-0847. WHEN YOU GET A CALL FROM THIS NUMBER, PLEASE SAY “HELLO” AND WAIT 5 SECONDS FOR THE MESSAGE TO BE DELIVERED. YOU CAN PROGRAM YOUR PHONE TO SHOW “BOT CALLING” OR “REVERSE 911” TO HELP YOU REMEMBER THIS IN THE FUTURE.**

## 5. Old Business

- a. Since Mr. Yatim acquired the 486 Douglas Street property, he has had the trees removed.
- b. Campanelli plans to build rotaries on Route 16 on each side of the Route 146 interchange. This was approved by the Conservation Commission and work is expected to begin this spring.
- c. Pine Ridge Estate at 354-358 Douglas Street (next to Forest Glen) has been sold to 47 Dodge Deco LLC for development of single-family residences. Plans for the development were reviewed for abutters at the Town Hall on Wednesday, February 16 at 5:30 pm. The plans increased from 18 to 40 single family homes (4 bedrooms) on ½ acre lots. Several concerns about having only one entrance for fire trucks (safety), consumption of limited supply of water lowering pressure at fire hydrants, and cost for additional school children versus tax revenue (~\$17,000 cost/student versus ~\$5,000 taxes/unit) were raised by Paul Balutis and Pat Stephan. The plans will be reviewed by the Conservation Commission and Zoning Board of Appeals.
- d. Big Y has presented a revised site plan for the property south of the Cocke’n Kettle on South Main Street to the Conservation Commission and the Planning Board. Massachusetts Department of Environmental Protection is requiring several additional changes to the plans to protect the Uxbridge Town Water supply.
- e. **COVID infections are decreasing in Uxbridge, but we are under a mask advisory by the Town Board of Health.**
- f. The Selectmen are looking for volunteers to participate in the Town Committees/Boards. If you are interested, please contact the Selectmen’s office in Town Hall. **THANK YOU TO RORY ST PIERRE FOR JOINING THE PLANNING BOARD!**
  - a. THANK YOU to Pat Stephan for helping many Unit Owners file for abatements on their Real Estate Taxes. The Tax Assessor has 3 months to respond to the abatement requests for this tax year.
  - b. **Our Annual Meeting is scheduled for April 9, 2022 at 9:30 am at Valley Chapel so please mark your calendars.**

## 6. New Business

- a. Plans for the Annual Meeting were reviewed.

- b. We are seeking candidates for 3 Trustee positions. Each Unit Owner will be receiving information about the positions and a form to submit to run for the position. Unit Owners run for the Board of Trustees and the Trustees elect the Officers at the first meeting. Please consider running.
- c. Cecile will gather the contractor cards on the bulletin board in the Mail Building and organize them for the bulletin board. Pat will work with Bill Freer to update the contractor list on our website and to place the Waste Management Holiday list on the bulletin board.

- 7. **Resident Work Requests** – No work requests were received in the past month. Please remember to let the Trustees know when your project is complete.
- 8. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for March 30 at 1:00 pm at 49 Summerfield Drive.
- 9. **Adjournment** - The Board voted unanimously to adjourn at 2:26 pm.

**SALLY SUMMERFIELD SAYS:** Since Summerfield condos were built as energy efficient units, air exchange units were put in the attic space and a controller was placed in each unit, generally on a closet wall. Since our condo units are generally very airtight, it is highly recommended that the air exchange unit be used appropriately to ensure that fresh air circulates through air distribution vents in the ceiling (which can easily be removed and cleaned occasionally). A typical setting on the controller may have it operating intermittently for 12 hours per day. The following link further explains the need for air exchange systems in energy efficient residences. ([Understanding Air Exchangers \(hunker.com\)](http://hunker.com))