



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
August 24, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Residents Cecile Gaigals and Pat Simounet were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on August 24, 2023.

**1. Open Forum for Resident Issues:**

- a. Dogs damaging Limited Common Elements of neighbors. **Pet Owners, please respect the Limited Common Elements of your neighbors and do not let your pets use it as a toilet. The Limited Common Element varies for each unit, but generally extends to the street from the front of the unit.**
- b. On Thursday morning about 10:45 am a bear was seen behind 45 Summerfield Drive where it took a bird feeder into the woods. Please be very careful with any bird feeders. Animal Control has been notified.

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

- a. Nancy Freer was selected to be trained as a backup for Marsha in keeping the accounting books for Summerfield at Taft Hill.
- b. David Veron, potential irrigation consultant, was sent numerous documents for his review and we are awaiting his response.
- c. A hearing was held in Worcester Superior Court on August 8, 2023 regarding our appeal of the Planning Board and Zoning Board of Appeals decisions to allow a truck fueling station at 502 Douglas Street. The judge rejected the fueling station motion to prevent our noise study expert from testifying at the trial and set February 28, 2024 as the new trial date to give the fueling station defendant time to obtain a noise study expert. Our attorney told us not to expect a decision by the Judge for 6-9 months after the trial.

**3. Financial Report**

- a. All financial reports as of July 2023 have been given to the BOT.
- b. Vendor invoices for July have been processed and paid in July and August.
- c. Checking and Money Market accounts have been reconciled.

- d. After interest for July was recorded, our total Reserves are \$549,627.48.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are October 2023 and April 2024.
- g. Marsha will investigate where the Spring Cleanup was charged.

#### **4. Grounds Report**

- a. The control panel for irrigation zones 10 and 11 on the East side are showing a system fault and Brentwood is expecting to repair it this week.
- b. Quotes have been requested from our landscaping contractor for repairing some lawn sections and for maintaining one of our detention ponds.
- c. Bill is preparing a Request for Proposal (RFP) for our landscaping contract which expires this year. Several contractors will be asked to bid on the next contract.
- d. Our tree contractor/arborist has reviewed the trees in the neighborhood and is preparing a quote for work that needs to be done. One variety of decorative tree is either dead or dying and need to be replaced.
- e. Bill will check with Carlino about the cutting height for the grass this past week.
- f. A quote for cleaning the catch basins in the streets and behind the units on Andrews Drive has been requested.
- g. Bill requested a quote for testing our fire hydrants.

#### **5. Beautification**

- a. After a discussion about the appearance of the forsythia near the East entrance, the Trustees voted to refer the matter to the Beautification Committee.

#### **6. Old Business**

- a. The Activities Committee is working on having Yummies or Mendon Kitchen come to the Mail Building for a neighborhood event in September.
- b. There is a visit to the State Police Museum planned for September; please sign up for it in the mail Building.
- c. **Reserve December 10 for the Summerfield at Taft Hill Holiday Party at Pleasant Valley. There will be music for dancing after dinner.**
- d. The next court date for the fueling station appeal is a status hearing about the noise consultant for the defendant on November 9, 2023.
- e. According to a newspaper article, Amazon has expanded plans to allow their vendors to ship more products from their storage and shipping centers. There is no indication which Amazon facilities will be affected, but the new warehouse at 515 Douglas Street might be considered.
- f. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals and Conservation Commission for 40 single-family units they plan to build. They have proposed connecting the Uxbridge water system from Chamberlain Road to Douglas Street, making a loop between the two locations.
- g. Eli Laverdiere (Chair), Rory St Pierre (Vice Chair), Lauren Steele (Clerk), Craig Haringa, and Tariq Fayyad are the newly appointed Planning Board.
- h. Work has begun on the tattoo parlor at 446 Douglas Street (next to our West entrance).
- i. There is no new action on the solar panel regulations.

**7. New Business**

- a. If you see the speed bumps out of place due to rainfall or vehicles moving them, please reposition them. They are effective at slowing some of the delivery vehicles entering and exiting our community.
- b. Randy will create a new form for residents to indicate their interest in joining one of our community committees (Activities, Beautification, or Grounds).

**8. Resident Work Requests** – Three complete work requests were received and approved in the past month. Please remember to let the Trustees know when your project is complete.

**9. Date for Next Meeting** - The next BOT monthly meeting is scheduled for September 21, 2023, at 1:00 pm via ZOOM.

**10. Adjournment** - The Board voted unanimously to adjourn at 2:51 pm. Executive Session began at 2:52 pm and ended at 3:17 pm.

**SALLY SUMMERFIELD SAYS: Have you visited the Uxbridge Town Website ([www.uxbridge-ma.gov](http://www.uxbridge-ma.gov))? It is a treasure trove of information about what is happening in the town. Please take some time to explore it. The site contains assessor information with property record card links, board agendas and meeting minutes, DPW project status, town meeting information, online tax payment links and numerous other town resources.**

**If you have textiles (clothing, cloth, etc.) or shoes to discard, they can no longer be placed in the trash container under Massachusetts law. You may contact Hartspring to pick up textiles as well as small appliances.**

**Hartsprings Foundation, Inc.  
101 State St, Ste 601  
Springfield, MA 01103**

**888-413-2227 (toll free)  
413-732-7111**

**There is more information about various drop off boxes for textiles in the area at this website: [Beyond the Bin Search | Recycle Smart \(recyclesmartma.org\)](#)**

**This is the website for the Sutton place textile drop off.**

**<https://recyclesmartma.org/location/bay-state-textiles-532/> The drop off is a free-standing bin in the back of the school. It does have Bay State Textiles listed on it, but in smaller print near the bottom.**