



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Board of Trustees Monthly Meeting: July 31, 2019

Board Members Present: Marsha Bourgeois, Paul Cnossen, Cecile Gaigals, Lavonne Seifert, Pat Stephan. Also present representing the Grounds Committee-- Bill Freer.

Residents present: Theresa Hicks, Dan Hicks, Joe Marino.

The Board of Trustees meeting was called to order by Lavonne Seifert at 1:05 pm

1. Open Forum for Resident Issues

Theresa and Dan Hicks came to express a serious concern regarding a rodent that was apparently burrowing into a stone wall near their home. They set a trap and captured the critter. Theresa explained the health dangers that can accompany any rodents and the need to make residents aware. She also contacted the town's Board of Health so that they would have this information. In addition to the comment listed below from Joe Marino, Theresa and Dan made several suggestions to help with discouraging rodents in our neighborhood. The BOT appreciated being informed and noted that nearby construction may be a contributing factor. The BOT agreed that the matter would be discussed more fully as part of the Grounds Committee report. See below for further information.

Joe Marino commented that perhaps discontinuing bird feeders for the remainder of the season might be a step that was worthwhile.

2. BOT actions since the June meeting

- * National Grid was on site and painted six (6) transformer covers that had been identified as rusty, discolored and unattractive.
- * Lavonne and Pat met with O'Hearne and secured their commitment for cost-sharing of maintenance expenses for mutually beneficial infrastructure.
- * The BOT agreed that there are no restrictions regarding Forest Glen residents who choose to stroll through the Summerfield neighborhood.

3. Financial Report

- a. All financial reports have been reviewed by the Board.
- b. Our current total reserves are \$ 511,387.18
- c. The board reviewed and accepted the monthly financials.

4. Grounds Committee Report

Bill Freer reported the following:

- * Bill is securing quotes from 3 asphalt companies for the repairing of cracks on our roads, and along the driveway edges that meet the road. The BOT will review these quotes and the Grounds Committee recommendations at next month's meeting.
- * The installation of photoelectric lights at the mailroom is complete.
- * Painting of the mail house is scheduled to take place in two weeks, weather pending.
- * Bill pointed out that the trim pieces on the lights on the outside of the mail room are in poor condition. The BOT voted 5-0 to have these replaced and also to have LED lights installed.
- * The fire hydrant at lower West Taft Hill Lane that is in need of repair is scheduled for work to be done August 2nd. Going forward the Grounds Committee will research other companies to provide hydrant service and maintenance. The Uxbridge Fire Department is aware that one hydrant is awaiting repair. They have assured the Trustees that they can provide adequate fire protection with one hydrant out of service.
- * The committee is researching companies that provide maintenance service to detention ponds as we look ahead to this need.

NOTE:

Following a lengthy discussion regarding the rodent sighting and capture at 22 Nicki Way, the BOT is strongly recommending the following for all residents.

All property/grounds should be kept clean without waste of any kind, including discarded items, weed piles, etc.

Do not discard food of any kind in your LCE or surrounding areas. This includes fruit, vegetable and bread scraps.

There should be no pots or debris which provide shelter for critters or allow for standing water.

Do NOT feed wild animals of any kind with any type of food at any time.

The BOT voted that beginning immediately all bird feeders should be removed for the remainder of this summer season. It is best to remove any food that would encourage wildlife.

While we cannot control the change in local terrain which may be disturbing critters, we can make it less desirable for them to visit our backyards. Many of us enjoy our fine feathered friends but this is a season when their customary diet is readily available in nature. In case one isn't sure, hummingbird feeders are not part of this exclusion.

5. Old Business:

- * The BOT has been in touch with Eversource to conduct an evaluation of ALL gas meters in the community and replace any which are outdated. We have been told this should take place in a couple weeks. This will not result in any cost to the resident. HOWEVER, this is a good time to remind homeowners that the condition of the gas pipe leading from the meter into the house

is the owners' responsibility. Please check and confirm that the pipe which services your home is not corroding. If so, you will need to contact your preferred service provider to clean and paint the pipes. A flat gray color, rust resistant product is recommended. Keep in mind that the pipe that services your home may be on your neighbor's side of the house.

6. NEW BUSINESS:

* Work requests for interior renovations.

Residents do not need to submit a work request for renovation work done within the house. However, there are certain requirements described in the By-Laws (item # 35) when it comes to potentially enacting a project that could impact one's adjoining neighbor. When in doubt, it is advisable to contact the BOT in advance.

The meeting adjourned at 5:10pm.

The next Board of Trustees meeting is scheduled for Saturday, August 24th at 1:00pm at 49 Summerfield Drive. Residents are welcome to attend but are requested to make their intentions known a couple days in advance in order that the Board may plan seating accordingly. The Board would appreciate knowing if a resident is planning to attend simply to observe the proceedings or what, if any, issue they wish to discuss.