



The Common at  
**Sinnott Farm**

[www.sinnottfarm.com](http://www.sinnottfarm.com)

Homeowner's Association for:

Quail Run | Spice Bush | Arrowwood | Spring Hill | Timothy Lanes

**The Common at Sinnott Farm, Inc. (CSF)  
Annual Homeowner Meeting  
Virtual via Zoom  
November 16<sup>th</sup>, 2021  
6:00 p.m.**

**MINUTES**

**Board Members Present:**

Deanne Lawrence, President  
Lesia Comperatore, Vice President  
Lisa Terlecky, Treasurer  
Michael Comperatore, Secretary

Chris Weiland, Vision Management

**Board Members Absent:**

None.

**Homeowners Present:**

Julius Prescod  
Edie Thompson  
Jeff Olmstead  
Wayne Wnuck  
Kathy Rohrs  
Sharon Okoye  
Wagner 40 QR  
Barry Moran  
Amber Avone  
Audrey  
35 SB

**Call to Order:**

The meeting was called to order by Deanne Lawrence, President, at 6:10 pm.

**Board Member Introductions:**

## **End of Year Report**

### **Nomination of Directors**

Two Board members' terms are coming due this year. Three volunteers have been nominated to a total of three available positions and are on the ballots received by all homeowners. Ballots may be sent to Vision Management via email, mail, or fax.

### **2022 Budget**

We will be coming in slightly under budget this year barring unforeseen circumstances. We have realized a large reduction in irrigation costs due to the removal of six meters. The budget for 2022 includes a further savings of about \$1,000 by removal of the remaining two meters. We also noticed a \$500 reduction in electricity this year.

Our tree removal and pruning budget was increased this past year due to extra money available from other sources.

This year we incurred an unanticipated \$1,000 paid into our insurance deductible. The cost of our landscaping company has increased because they were not charging us tax previously but have fixed that oversight. Our management company's new contract cost has increased by 46%.

Our HOA fee will be increased by \$20 per quarter with this budgetary plan, for a total of \$335 per quarter.

We spent \$5,950 on an engineering report in anticipation of getting our roadways repaved. The engineering report is necessary in order to solicit accurate bids.

### **Homeowner Comment Period:**

Mrs. Wagner asked Chris about Vision Management's price increase and Chris explained that it was due to the amount of work Vision performs for our account. Jeff Olmstead asked what the nature of the insurance deductible was. The insurance deductible was used in a legal defense regarding a former homeowner. Chris and Kathy Rohrs thanked the Board for their service. Edie Thompson thanked the Board as well and encouraged her fellow homeowners to help take care of the mulch beds on our street corners. She was wondering who is responsible for pruning the long-standing Rhododendrons at the end of some lanes. She also pointed out that oftentimes there are cars loitering in the North Ryefield Hollow cul-de-sac past Spring Hill. We encourage our residents to call the Bloomfield Police Department non-emergency line to report suspicious vehicles.