



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)  
Executive Board Meeting  
June 15<sup>th</sup>, 2021  
6:00 p.m.**

**MINUTES**

**In Attendance:** Deanne Lawrence, President  
Lesia Comperatore, Vice President  
Michael Comperatore, Secretary

Chris Weiland, Vision Management

**Absent:** Lisa Terlecky, Treasurer

**Homeowners Present:** Thriaya Mahdi-Wagner, 40QR

**Call to Order:** The Zoom meeting was called to order by President, Deanne Lawrence, at 6:03pm.

**Homeowner Comment:** Thriaya said homeowners on Quail Run are concerned about vehicles through the lane, particularly through the cul-de-sac. Homeowners have called the Bloomfield Police Department, providing descriptions of the cars, and signaled to drivers to slow down but these actions have not helped. There are also still unregistered cars at 16QR as well as 30QR.

**Minutes:** The minutes from May's meeting were approved unanimously.

**Financial Report:** Through May we are 4% under budget. The payment for the engineer was made and was budgeted from our capital expenditure monies. There was about \$95 for copying, postage, and supplies in the May expenses. Chris explained that these expenses are accrued from last year through this. We have asked again for an itemized bill from Vision. There was \$210 in Late Fee expense, but the offset Cert notice fee was only \$195. Mark will follow up with the Board regarding the difference.

## **Manager's Report**

**Yard Cleanup 16QR:** Charissa is waiting for the Bylaws and Covenants Committee to contact her by telephone regarding her shed approval due to issues with her email. The shed is off of the grass in the meantime. By the end of May, the yard was much neater. All the cluttered piles are gone and the items on the patio are neatened.

**MDC Island Meters:** All of the requested meters have been disconnected at this point. MDC issued a \$168.12 credit on the closed accounts.

**Entry Irrigation:** The water for the entryway is turned on for the season. Lisa will program it this weekend.

**Landscape Contract:** The contract has been signed.

**Service Requests:** None.

### **Correspondence Report**

Received:

40QR – Re: unregistered vehicles at 16QR and 30QR

Sent:

16QR – Re: grounds cleanup

58AW – Re: grass cleanup (via email)

### **Alteration Requests:**

31SB – deck

16QR – shed installation- Lisa to call and discuss further. Still pending.

### **Committee Reports**

**Beautification:** Planting has been done on the beds at the street corners and maintenance will continue to be performed. A volunteer was mobilized from each street to monitor the health of the cul-de-sac islands and communicate issues to the committee.

**Covenant:** None.

**Welcome:** None.

**SJN Grass Clippings, Mulching, Seeding, Rhododendron:** The grass clippings pile has been removed. We are planning to use our \$1230 credit to perform overseeding with drought-resistant grass. The Board will decide which islands it wants to prioritize and let Chris know in July in order to obtain a quote from SJN. There is a dead rhododendron on the Arrowwood north island. We are finding out if SJN can pull this at no cost to us. There is confusion as to which trees should or should not be mulched by SJN. There are a couple prominent trees that a homeowner has flagged for mulching. These will be mulched. Moving forward, deciding which trees to mulch is an issue that will have to be decided on.

**Engineering Report CSF Road Repair Update & Next Steps:** The next step is to use the specifications to obtain quotes. Vision will get a quote before the August meeting in order to use as a frame of reference.

**16QR Fines, Application, Cleanup:** Please see above under “Yard Cleanup 16QR”.

**Accounting – Booker Refund/Credit:** 38SH had a credit last meeting that we were unsure about. Vision is looking into it.

**Landscape Contractor Negotiations – SJN Contract:** The contract is signed and SJN is locked in as our landscaper for the next three year cycle.

**CD Funds:** Lisa will close out the CD next week.

**Unregistered Vehicle Complaints:** According to our rules, unregistered cars may not be kept on the property. 16QR and 30QR will receive letters asking them to remove the vehicles within two weekends. If the issues are not resolved, the offending homeowners will be invited to a hearing during the August BOD meeting after which fines can be applied.

**Promoting New 2022 Board Positions:** There will be three open positions on the Board at the end of the year. Please consider volunteering!

**Homeowner Comment Period 2:** The landscaping trucks that handle Vista Way have been coming through Timothy Lane and using the cul-de-sac to turn around. Vision is going to reach out to them to ask them to please not use Timothy as a turnaround.

**Executive Session:** The Board went into executive session at 6:34pm and concluded at 7:03pm.

The meeting was adjourned with a motion that passed unanimously at 8:10pm.

**Respectfully submitted,  
Michael Comperatore  
Secretary**