



The Common at
Sinnott Farm

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Homeowner's Association for:

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

**The Common at Sinnott Farm, Inc.
Executive Board Meeting (Virtual)
July 13, 2023
6:00 p.m.**

MINUTES

In Attendance: Jonathan (Jonny) Baranowski, President
Patrick DeLorenzo, Vice President
Wayne Wnuck, Treasurer
Diane Prescod, Secretary
Julius Prescod, Director

Sentry Management: Kelli Jackson
Howard Rosenberg, Attorney

Homeowners Present: Sue Petke
Clark Winchell
Deanne Lawrence
Amber and Joe Carasone
Tray Grimes Bell
Maria and Ramon Romero
Syed Hussain
Thriaya Mahdi Wagner
Orlando Hugget
Augustus Pope

Call to Order:
The meeting was called to order by President, Jonny Baranowski, at 6:08 p.m.

Minutes:
The minutes of the April 20, 2023 meeting were approved via email and posted to the website. Going forward, the Board will continue to follow this procedure so that community members will have access to minutes in a timely manner.

Motion: A motion was made by Patrick to move Section VIII (Owners' Forum) up so that the homeowners present have an opportunity to speak and then be able to leave the meeting if they so choose. The motion was seconded by Julius and passed unanimously.

Owners' Forum:
Several homeowners from Quail Run Lane spoke about concerns they have with a particular property on their street; issues that have been ongoing for a number of years. Following is a summary listing of concerns stated:

Loud music late at night – parties that create loud noise late at night
Erratic driving - cars speeding down the street and around corners
Cars stopping in the middle of the road so others cannot pass
Miscellaneous items scattered all over the yard (in violation of community rules)
Fights/arguments
Trash in yard – front, back, side
Child (or children) running around the neighborhood ringing doorbells and running away
Unease returning home at night due to people hanging around
Concern about decreased property value due to condition of that property
Cars have been broken into and items such as change stolen

One homeowner stated she has called police but received no response from them because the complaint involved juveniles. Another homeowner stated that he has seen the police there several times. A third homeowner stated that several people have decided to withhold maintenance fees beginning in 2024 if the situation is not resolved by then.

Additional concerns stated were that our Property Manager is not answering emails, the condition of the pond, and one homeowner having an issue fitting trash bins in his garage.

Jonny stated that it is clear in the Rules that trash bins must not be stored outdoors. We understand that garages are tight but it can be done. Regarding unanswered emails, Jonny stated that Kelli will review her inbox and be sure that emails she receives are answered.

In January, homeowners were mailed ballots to vote on whether or not to hire a company to tend to the pond and, overwhelmingly, the homeowners voted not to hire anyone. There is no budget for it at this time. Homeowners who live near the pond claim that it is unhealthy due to vermin. (Note: This was also discussed back in January and stressed that part of the issue is trash bins being stored outside.)

Sentry reached out to attorney Howard Rosenberg to attend the meeting to address homeowner concerns with the particular property. He asked several clarifying questions and provided some avenues to pursue, to include: fines and possible lien on the property if they are not paid, but if they are, we are back to square one. He suggested reaching out to the Town Building and Health Inspectors for assistance, as well as Bloomfield Police if we suspect drug activity (due to the number of cars, people, and times of night they are around). Any footage from cameras on surrounding homes can be used as well.

Patrick stated that there is a West Hartford/Bloomfield Health District and someone there might be able to assist as they perform health inspections and code enforcement.

Attorney Rosenberg reminded homeowners that they cannot withhold maintenance fees if a situation is not remedied by a certain time. They risk late fees and liens themselves for doing so.

Jonny assured homeowners that the Board is aware of the issues and their concerns and is already working on the issue by following the steps in our Rules. He stated that we will explore the additional avenues suggested by Attorney Rosenberg.

Financial Report:

Wayne Wnuck reviewed the financial reports for the second quarter of 2023 provided by Sentry. At this time we are just about on budget in most areas but are over in administrative costs and for accounting services as we had to file tax returns for 2 years because one was never filed for 2021. We also had the

website expense and may have some crack sealing and tree work expense that will likely be in our third quarter.

Wayne has reached out to our insurance provider regarding the third policy we have – he does not want to cancel it until he completely understands the situation and why that policy was taken out as well as making sure we are covered in all other areas.

Homeowners raised the pond issue again – despite the fact that the majority of homeowners who voted did not want to spend the funds to hire a company to manage the pond, they would like the issue revisited and the possibility of using a bubbler – or other options – explored again. One homeowner stated that she did not think it was fair that those who don't live near the pond had a vote.

Committee Reports:

Beautification Committee – Deanne Lawrence, chair, stated that the lilac work would now be done in the fall provided the funds were available. Diane Prescod thanked Deanne and the members of the committee for the work they do and for planting flowers in the beds around our street signs.

Welcome Committee – No report at this time.

Bylaws/Covenants Committee – Diane reported that the committee received and approved a request for a small fire pit area for a homeowner on Timothy Lane. She further reminded everyone that Alterations Requests are required for any outdoor work that will change the appearance of the home prior to work being done. She also reminded everyone that, per our Rules, no living tree is to be removed from a homeowner's property without prior approval. Trees on common property may not be removed either.

Website – Julius explained that the website is paid for every two years – payment won't be due again until February of 2025 – which is why it looks as though we are over budget. He stated that he reviews the site regularly to make updates and changes – for example, Patrick pointed out that Urgent Care in the Bloomfield Mini Mall on Mountain Ave. is no longer in Bloomfield so that information was removed from our site. In addition, links that did not work before have been fixed and an archive section for newsletters and announcements has been added under For Homeowners – Archived Homeowner Files.

Paving Committee – Clark Winchell reported that repaving of Spring Hill was recommended as the first priority by the former consultant. He got bids for the project, the lowest of which was \$111,000 which included reclaiming existing pavement and a new curb along with a few catch basins but did not include the necessary 250 gallons of water for the project. It would take about 5 days to complete the project. His suggestion is that we can likely get by for another year or so before we have to repave.

Arrowwood is next on the repaving list. The committee looked into crack sealing and the price we now have is \$3,600 to repair the old cracks and new ones that have appeared. This should extend the life of the road from 4-6 years before repaving will be necessary.

Patrick explained that Ryefield Hollow Drive North is not on the Town list for roads to be repaved this year but Wayne and Clark will meet with Dan Carter from the Public Works Department for possible assistance and advice in meeting the needs of our community.

The Board needs to decide whether or not to delay Spring Hill and whether or not to do the crack sealing on Arrowwood.

Jonny made a motion that we delay paving on Spring Hill for at least one year, Julius seconded and the motion passed unanimously.

Wayne recommended that we do the crack sealing on Arrowwood this year to extend the life of the road.

Jonny made a motion to do the crack sealing with a cap of \$3,600. Patrick seconded and the motion passed unanimously.

Unfinished Business:

Insurance Policies – Wayne is still trying to get the necessary information regarding the third policy before we make a decision to cancel it. It appears to cover a private residence and it is unlikely that we would recover any monies already spent.

Funds (\$300) requested by Beautification Committee – This was discussed again under Committee Reports. Patrick made a motion to allow work up to \$300 for the Beautification Committee, Diane seconded and the motion passed unanimously.

Trees on Timothy Lane – It was decided to put off any action until fall.

Tax Filings – Taxes have been filed and submitted for 2021 and 2022. Kelli will follow up with accountant.

Fertilization – Deerfield and Ryefield – Not done on Deerfield – we are just paying for the lanes. We will not do any fertilization on Ryefield but Jonny will reach out to the company we are currently working with to see how much it would cost to do some areas of Deerfield that have a lot of weeds.

Number of Meetings Property Manager Required to Attend – Diane suggested that we table this discussion until the next meeting as the time is getting short to finish the rest of the agenda and it is not an emergency.

Postage charge – Sentry – Questions had come up regarding the amount we have been charged for postage – specifically for unsolicited mailings such as the one in January when Denis was our property manager. In the information Kelli sent, there are two charges for January 4, 2023 - \$57.03 and \$15.39 and then on January 9, 2023 for \$48.69 and .57. Kelli will ask her supervisor to pull the invoices so we can see what these charges were for.

New Business:

Review of Community Picnic - Picnic deemed a success with 26 people attending from all five lanes. Those who attended enjoyed meeting neighbors despite the rather cloudy, cold day. The Board plans to repeat the event next year.

Paving Plans – Discussed and voted on under Committee Reports

SJN Performance – Patrick requested that this be placed on the agenda because he feels that SJN is not doing as good a job as they could be doing. There are weeds along the curbs and the mulch around the trees has not been taken care of yet. Jonny will reach out to them about these issues.

Some homeowners expressed concerns about winter plowing not being done early enough in the mornings. The contract states that the lanes will be cleared by 6:00 a.m. and 4:30 p.m. Jonny will address this with them as well.

Rules – Tree Information – Our Rules (Article IX, Section 9.3, Letter C) state that approval from the Covenants Committee is required to remove any living tree from a Homeowner’s property prior to removal. A homeowner asked if there is a penalty for anyone who removes trees from common property and Jonny replied that yes, there is. He shared a map that details our community and boundaries for common property with a tool that allows someone to measure where their land ends and common property begins.

Administrative Items:

Management Report – In response to concerns about emails not being answered, Kelli sent out a contact sheet and asked that everyone check it. She stated she received an email from a homeowner on Quail Run Lane regarding a tree behind her home. The Board has already contacted an arborist and spoken with the homeowner – the tree is living and not diseased but there are vines growing all over it so they will be removed in the fall.

Correspondence – Kelli has sent multiple letters to homeowners for a variety of reasons this quarter. She attached them in the Board Packet.

Work Order Report – It was discussed that this item does not really apply to our community as we are a PUD and not a condominium. We agreed to remove it from future agendas.

Resale Report – None this quarter.

Annual Calendar – No changes at this time. The next meeting is October 19, 2023.

Owner’s Forum:

This was held at the beginning of the meeting.

Executive Session:

The Board adjourned to Executive Session at 8:25 p.m. and concluded at 8:32 p.m. No votes taken.

Adjournment:

The meeting was adjourned with a motion made by Wayne, seconded by Patrick , and approved unanimously at 8:34 p.m.

**Respectfully Submitted,
Diane Prescod
Secretary**