

# 11-18 SVA Meeting

## Meeting Information

Date: 2025-11-18 18:32:30

Location: Rolf's house

Participants: Rolf, Karen, Carmen, Chris, Jeanette, John, Barbara

## Meeting Notes

- Topic Title: Lynne Barbee
  - Lynne could not attend; Rolf briefed on topics she wanted to cover.
- Topic Title: Neighbor Tree Concern and Resolution
  - Neighbor Sandy raised concern about trees leaning toward her house.
  - Chris advised obtaining an arborist letter documenting risk and proposed trimming or removal, with debris left on Captain Pete's property for later use.
  - Sandy trimmed branches; situation is currently peaceful.
  - Conclusion: Immediate conflict de-escalated; no full tree removal undertaken. Formal arborist assessment recommended to guide any future action.
- Topic Title: Seasonal Landscaping and Maintenance
  - Blue Claw performed maintenance: cut tall grasses, removed old mums, and weeded areas; completed cleanup and snow readiness.
  - Vendor will honor current pricing for next year, including snow plowing, sanding, and salting.
  - Conclusion: Continue with Blue Claw at existing rates for the upcoming season.
- Topic Title: Plant Care Notes (Mums)
  - Mums' longevity discussed (about 3–6 weeks).
  - Overwatering and top-watering may have been issues; recommendation to water from the bottom for mums next year.
  - Conclusion: Adopt bottom-watering practice next season.
- Topic Title: Community Library Box Setup
  - A community book box was built and installed; actively used by residents (take a book/leave a book).
  - Construction details: materials sourced locally; most expensive component was front plexiglass (~\$45).

- Acknowledgment to Rolf, Astrid and Tom for assistance in setup/hanging.
- Conclusion: Library box operational and appreciated; no reimbursement requested for materials. Consider establishing a simple maintenance plan.
- Topic Title: Sightline and Speed Issues at Red Brook/Surf Area
  - Concerns about difficult visibility and speeding near the entrance/exit.
  - Options discussed:
    - Blind corner mirror installation (may be limited by property encroachment and effectiveness at high speeds).
    - Digital speed display signs showing drivers' speed and "slow down" messages (mixed views on durability and impact).
    - DPW advisory signage for upcoming intersection (similar to Wintergreen) for both approaches.
    - Additional "Please drive slower" yard signs like near Billy Kravitz's (???) house.
    - Brush and limb clearing to improve sightlines; potential trimming vs. removal.
  - Property frontage note: ~4 feet in front of nearby homes appears to be on town land; installations may require town approval rather than homeowner permission.
  - Homeowner is Kelly Lum 312 Red Brook for a courtesy request.
  - Idea to engage the local fire station for advocacy since they may notice the issue.
  - Conclusion: Rolf will reach out to meet with Catherine Laurent to discuss signage, trimming, and possible tree removal; explore town authority on frontage area and prioritize intersection warning signs.
- Topic Title: Tree Maintenance and Budget Reallocation
  - Two dead pine trees on common grounds near 195 Surf (Ken Bennett's house) scheduled for removal on November 25; bids ranged \$700–\$1,200; selected \$700 (Beach Point).
  - Additional low-hanging branches near Sandy's to be cut during the same visit.
  - Difficulty obtaining tree service bids; some vendors unresponsive. Current selected vendor: Beach Point; prior vendors Cape Home Tree Service and Triple Crown mentioned.
  - Proposal to create an annual budget cushion (e.g., \$2,000–\$4,000) for tree removal due to aging pines and recurring hazards.
  - Motion passed: Appropriate up to \$4,000 from the tennis court fund for hazardous tree work and raising trees on common grounds; resurfacing deferred due to low usage.
  - Guidance for homeowners: HOA will address hazardous trees; aesthetic deadwood on common ground can be removed by

residents (branches taken out, trees left intact) where safe and permissible.

- Permits: Dead trees typically do not require permits; new building-related removals may require permits; town restrictions may apply.
- Topic Title: Dues and Treasurer Update
  - Budget comparison unavailable due to Debbie Kirkland being out of town.
  - Dues collection strong with about \$2,000 outstanding (~10 members).
  - Messaging improved collections versus last year; late notices sent by Bianca and Debbie; kiosk reminders posted.
  - Consideration to formally budget annual tree removal funds to avoid unplanned impacts.
- Topic Title: Vendor Reliability and Options
  - Noted difficulty with unresponsive tree service vendors; importance of a formalized vendor list with performance notes and backups.
  - Recommendation for gutter cleaning: “Gutter Monkeys” reported as fast and affordable; other yard cleanup vendors discussed.
- Topic Title: Architectural Compliance and Renovation Monitoring
  - Recent approvals: new roof/skylights and house painting; quiet overall on filings.
  - Dropbox upload issue encountered; plan to email files to [Carmen] for repository storage.
  - Potential unfiled renovation at 18 Tradewind (Chuck and Michelle Ryan) near cul-de-sac—driveway and exterior work—adjacent to 24 (Susan Mizuki).
  - Plan to check records for prior approvals; note that some properties may proceed without filing forms.
- Topic Title: Covenants and Bylaws Adoption Update
  - Database being built by Barbara with current deeds: lot info, certificate numbers for registered land (land court), and current owners.
  - Many properties held in nominee trusts; owner contact list may not reflect legal ownership accurately; cleanup ongoing.
  - Signature requirements under Massachusetts law:
    - Spouses co-owning must both sign.
    - Trusts will require multiple trustee signatures unless a certificate of trust explicitly allows one trustee to act.
    - Entities (LLCs) may require signatures per governing documents.
  - For registered land: in-person notarization likely required; remote notarization may not be accepted by land court (awaiting attorney confirmation).

- Out-of-state trustees and owners could face logistical challenges; potential use of Massachusetts power of attorney discussed.
- Preliminary estimates: ~50% of homes in trust; ~15% have mailing addresses differing from property address; out-of-state counts pending.
- Concern raised that CC&R/covenant filings post-2003 may be improperly filed and not enforceable.
- Plan: tackle easy cases first; target 75–80% completion by September; remaining 20–25% to be addressed subsequently.
- Ongoing audit reveals discrepancies: some listed owners are deceased; trust updates lag; deeds/trustee certificates often not filed after deaths.
- Estate tax liens and death certificates found but records inconsistent.
- Estimated 5% of properties highly complex due to multiple owners, divorces, mixed title/trust holdings.
- Signature collection will be significant: 156 houses may imply 2–4 signatures per property.
- Karen offered to assist with spot-checking the cleaned list for accuracy and help with complex cases after the initial pass.
- Communications: Attorney Matt Fitzsimmons' letter prompted dues payments; currently ~10 confirmations outstanding.
- Topic Title: “Swampy Camp” Property: Public Access and Project Plans
  - Question raised on whether, if the property is sold, the public will have access (e.g., walking trails).
  - Examples cited from Falmouth projects (Coonamessett River, Childs River): trails, stream restoration, small parking areas.
  - Unclear if similar amenities are planned; neighbors concerned about public walking near private backyards; access would be limited to town-owned property.
  - Alternatives considered if not sold; eminent domain could result in taking without compensation.
  - Need to clarify parking, access, and detailed plans with contacts (e.g., Drew).
  - Funding uncertainty mentioned due to budget cuts; some allocations may be on hold.
  - Conclusion: Reach out to project contacts to obtain current plans and confirm public access and parking intentions.
- Topic Title: Next Meeting Scheduling
  - December meeting postponed due to holidays.
  - Agreed to meet on Tuesday, January 13 at 6:30 PM.
  - Karen Feeney – 19 Barnacle to host.

## Next Arrangements

[ ] Email DPW Supervisor (Karen/Catherine Laurent) to request intersection warning signs for both approaches; confirm town authority on ~4-foot frontage for signage/mirrors.

[ ] Rolf and Chris to schedule an on-site meeting with Catherine Laurent to discuss speed signage, sightline trimming, and potential tree removal.

[ ] Acquire additional “Please drive slower” yard signs; clarify the exact sign [Carmen] ordered and its intended placement

[ ] Execute tree removals at 195 and branch trimming near Sandy’s on November 25 with Beach Point.

[ ] Establish an annual tree maintenance budget line and process to allocate up to \$4,000 from the tennis court fund when needed; document scope and vendor terms (Blue Claw winter services at current pricing).

[ ] Formalize vendor list with performance notes and backup options for tree services and maintenance (e.g., include “Gutter Monkeys” for gutters).

[ ] Resolve Dropbox upload issue; centralize approved architectural documents (send files via email to [Carmen]).

[ ] Verify if 18 Tradewind (Chuck and Michelle Ryan) has approved permits/requests for driveway/exterior work; update records accordingly.

[ ] Barbara to continue deed/ownership database build; have Karen perform spot-checks; prioritize straightforward cases to reach 75–80% completion by September.

[ ] Barbara to confirm notarization requirements with attorney (Matt), especially for registered land; define signing logistics for trusts/LLCs/out-of-state owners, including potential use of power of attorney.

[ ] Contact Drew for the latest “swampy camp” project plans and a sketch; confirm public access (walking trails) and parking; clarify funding status and timelines.