

Clearview Heights Condo Association

Meeting Minutes

April 7, 2026

Present: Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 10 unit owners representing 9 units.

Mr. Gauthier called the meeting to order at 6:30 PM

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 24, 2026 meeting. Vote: passed.

Finances:

- Checking: \$46,919.88 Reserves: \$306,257.69 Total: \$353,177.57
- Arrearages: \$390.00 involving 2 unit owners, none of which are over 30 days

Landscaping:

- Spring clean up is scheduled to start on April 9, 2026, an email is being sent to all owners to remind them. Should you want to move your vehicle during the cleanup please make use of the open visitor spots. Please do not park in your neighbors assigned spot without first obtaining their permission.

Grounds and Property:

- American Pest Solution will be on the property for their scheduled treatment on April 18, 2026. A unit owner questioned the date due to it being on a Saturday and the email was reviewed. It was decided that we would confirm the date of April 18, 2026, with American Pest Solution and then send email to all owners advising them of the anticipated treatment and necessary instructions.
- Crossroads is scheduled to begin the next phase in about 6 weeks. They will send a postcard to all owners when it is time to get on the install list. The Board is asking for a meeting with Crossroads before they anticipate completion to ensure we are all still on the same page. Should anything change we will advise all owners.
- In an effort to build our community, especially since we have had a few new owners join us in the last year or so, we asked the present owners how they would feel about having a Block Party. There was positive feedback and many questions surrounding planning. We expressed that this was just to put feelers out. The Board would like to start a specific committee to ensure that this will go off without a hitch. We need 3-5 unit owners/renters to team up with 1-2 Board Members to help us on this very specific event. If you are interested in helping to kick off this party, please send an email to: info@CVHChicopee.com with the subject line: Block Party. We would like to gather and have everything in place by the end of May to present at the 1st June meeting.

Buildings:

- The Board met and interviewed with 3 prospective Handymen during the course of the last month. Part of the interview process was having each one quote a specific job that we need

done. One of the biggest jobs, which involves Building 5. We discussed the proposed estimates and our thoughts on each party. The estimates ranged from \$175 (revised to \$750) to \$6,800. After some discussion, a motion was made and seconded to accept the estimate of Nate Lepage with Mass Appeal Property Services in the amount of \$1500. Vote: Passed.

- Building 5 cracks and property erosion concerns were evaluated by an engineer. We were advised that the cracks appear to be related to the weight of the snow this past winter. The building itself is straight. The property appears to be secure. It was suggested that we send in the building plans if we have them. We are looking to see where they might be. It was suggested that we plant erosion plants, especially in the areas of steep slope behind the fence, and we are looking into this.
- We are looking to get an estimate to fix the drainage issue near the Dumpsters by the fence.
- A lengthy discussion was held with respect to the damaged steps throughout the property. We anticipate being able to replace 3-5 more steps this year; however, we ran into issues with the last 3 steps that we had replaced. We have been in contact with Custom Railing to rectify the issue. The patch that was recently done is subpar and not visually appealing, which was voiced by some owners. We will keep this item open.

New Business:

- Reclassified as old business, is the need for interest in being on the Board. Our search continues for new board members to fill the empty positions coming up in July. If anyone is interested in becoming a board member or a non-voting assistant, please send an email to: info@CVHChicopee.com with the subject line: Board Interest.

Comments from the floor:

- A unit owner asked about the handyman's role. We reiterated that this person is not employed by the association, but would essentially be our go-to person for any repairs.
- A unit owner asked if Setter would be clearing out the leaves and yard waste from under the trees. We anticipate a full spring clean up is going to take place.
- A unit owner questioned the number of vehicles registered to a unit and the appearance of "storing" the vehicle in a visitor spot. It was explained there are no rules and/or regulations prohibiting a unit owner from having multiple vehicles, forcing them to use a visitor spot, and that as long as the vehicle is registered we cannot prevent anything.
- A unit owner asked how long after American Pest Solutions should they see a decrease in "wolf" spiders. We suggested waiting at least 2 weeks after treatment.
- A unit owner asked about fruit flies coming from their drain. It was suggested that the unit owner contact an exterminator/plumber since that would be an owner responsibility.
- A unit owner reported puddling near the "Clearview Heights" sign.
- A unit owner expressed concern with the increased amount of littering near the entrance.
- A unit owner expressed concern about police presence on the property.
- A unit owner asked about the window that was broken by the bullet. It was relayed that it appeared to be a rogue bullet from outside of the property, possibly from the main street. It was noted that this information came from the police detectives and that there did not appear to be any immediate concern. Research around the time of the incident, revealed that there were reports of shots fired in the immediate surrounding area.

There being no further business, the meeting was adjourned at 8:27 PM.
Our next meeting will be April 21, 2026 at 6:30 PM in the meeting room.
All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large

ONE MORE TIME...

THE RULES FOR THE RECYCLING DUMPSTER ARE AS FOLLOWS:

- Aluminum Cans
- Food, Beverage and Pet food Cans
- Food and Beverage Bottles and Jars
- Plastic Food Bottles, Tubs and Jars
- Beverage Bottles and Gallon Jugs
- Soap and Personal Care Bottles
- Clear Plastic Clamshell Containers
- Clear Plastic Cups
- Clear Plastic Egg Cartons ONLY
- Milk, Juice and Soup Cartons
- Newspapers
- Any paper EXCEPT if it includes metallic, glitter, foil or wire
- Paperback Books

NO PLASTIC BAGS!!!

If there is ANY question on whether an item could be recycled, throw it in the trash dumpster! And all boxes must be broken down.

If you use trash bags to take your recyclables to the dumpster, you MUST:

- empty the recyclables out of the trash bag
- place the trash bag in the trash dumpster!

NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.

Notice: Every time someone puts, non recyclable items in recycling dumpster it causes us to be fined and additional \$170 per dumpster/per pick up. The more we have to pay fines the less repairs we can accomplish and the more the condo fees will need to increase next year. Please follow the rules.