

Clearview Heights Condo Association

Meeting Minutes

May 12, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 8 unit owners representing 8 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 April 21, 2026 meeting. Vote: passed.

Finances:

- Checking: \$51,598.00 Reserves: \$312,869.14 Total: \$364,467.14
- Arrearages: Too soon to report.

Landscaping:

- A small property walk was conducted to identify the plants and shrubs that need to be removed. The plan for this year is to remove, and possibly relocate and save, some plants, and then focus on replanting over the next few years. It is too expensive to complete the project all at once, so it will be an ongoing project. An estimate was received from Setter to remove approximately 60 plants, with an additional charge for the larger ones. Removal of the plants from the property would cost over \$500, but that estimate only factors in 15 yards and could increase. The proposal was for \$3,775, which would be reduced by having the plants disposed of over the fence across the property rather than in one specific area.
 - A motion was made and seconded to accept the proposal from Setter for a cost of approximately \$3250, instead of \$3775 (reduced with dumping shrubs over the fence). Vote: passed.
- The other discussion involved removing the arborvitae outside the meeting hall and the Rose of Sharon, which requires Jonathan to respond regarding the trees. If the arborvitae is removed and the Rose of Sharon is relocated to that area, the Rose of Sharon could then be replaced with one tree. However, this depends on whether Jonathan responds to us. We are also still waiting for his response regarding the snowblower that remains in the meeting hall entrance. Trees have been promised for three years without results.

Grounds and Property:

- Dumpster Update: The large dumpster near the fence is open and available for use. The side doors are unlocked, and the crossbar will remain locked. An anonymous call was made to the DPW implying we are allowing illegal dumping, which resulted in the dumpster being locked by Republic. After extensive discussions with Republic regarding the illegal dumping and raccoon issues, it was recommended by Republic that the side doors remain open.
 - It was noted that the middle dumpster seems to be filling much faster since the dumpster issue began. PLEASE NOTE: All top flaps are locked. All side doors are open.

- There has been non-resident use of our dumpsters, which has been identified by boxes that were not broken down and contained addresses not related to Clearview Heights.
 - PLEASE NOTE: The dumpsters are for use only by the owners and renters of Clearview Heights. Family and friends are NOT permitted to use our dumpsters.
 - PLEASE NOTE: Plastic bags are not permitted in the recycling dumpsters, and ALL boxes must be broken down. Republic has cameras on the trucks, and every time plastic bags or other unacceptable items are identified on camera, we are charged a fee of \$172.

Buildings:

- Unit 40/41 (Building 5) gutters need to be repaired because they are not pitched properly. The water damage was recently repaired. Mass Appeal completed repairs to the non-structural water damage and determined during the repair that part of the issue was caused by the gutters on the front of Building 5 not being pitched correctly. We received an estimate for \$850 to complete this repair.
 - A motion was made and seconded to accept the estimate from Mass Appeal. Vote: passed.

Old Business:

- Our search continues for new board members to fill the vacant 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.
- Block Party is a go! We received responses to our polling. Sixteen units stated they would be interested, one responded “maybe,” and one responded “no.” We also have four possible volunteers. A separate meeting will be held to begin the planning process.
 - During this discussion, it was determined that some owners may not be receiving our emails. It was decided that this issue would be addressed on an individual basis. Please be patient and bear with us during this transition.

New Business:

- Speeding on the property has become a concern for many owners.
 - PLEASE NOTE: The speed limit on the property is 10 MPH, and while that may seem slow, we all need to be more aware of our surroundings.

Comments from the Floor:

- A unit owner expressed concern about birds building nests on top of the columns. It was noted that this issue would be discussed with our handyman.
- Unit owners have observed unacceptable materials in the recycling dumpsters. As a community, we need to be more conscious of which dumpster items are being placed into. New signs are currently being created to help address this ongoing issue.
- Please be careful when parking your vehicles to ensure that sidewalks are not blocked. We have many residents with pets and assistive devices, and blocked sidewalks make it difficult to safely navigate the property.

There being no further business, the meeting was adjourned at 7:27 PM.

Our next meeting will be Tuesday, May 26, 2026, at 6:30 PM in the meeting room.

All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large

It's almost planting season. The association will be planting some annuals around the property again this year.

If you plan to plant:

Perennials - **You must ask the Board for permission before any perennial is planted.**

Annuals - Can be planted without permission, as long as, the plants must be positioned so **the mature plant is a minimum of 6 inches from the edge of the lawn.** (The mature size is noted on the tags that come with the flowers.) This guideline is intended to allow the landscapers to mow closer to the edge of the mulch bed without harming your plants. It also will reduce the use the weedwhackers, which causes grass to be thrust into the mulch beds creating a messy mulch bed and increases the amount of weeds.

If you have an outside faucet, please turn on the water now. Thank you!