

Homeowner Survey – 2025

The Survey was sent to the community via email five times in December and January. Ten (10) responses were received, a summary of which appears below. Similar responses and those dealing with the same topic have been grouped together.

Main Items for Board for 2025	What Has Board Been Doing Well?	How Can Board Improve?
<ul style="list-style-type: none"> -Address homeowners not keeping property up to standards/rules violations (4) -Keep costs down (2) -Rise in number of homeowners behind in fees payments is a concern (2) -Pond Clean-up (1)/Costs associated with addressing pond (2) -Costs associated with fertilization on Deerfield (1) -Pet owners keeping pets off the property of others (1) -Vehicle speed on Deerfield between Vista and Ryefield (1) -Advise homeowners of when fees are due and if they are up to date (via email) (1) -Bushes on Deerfield across from entrance to Timothy block view of oncoming traffic (1) -New apartments at the end of Ryefield and repairs needed on Ryefield (1) -Hold Community Picnic again this year (1) -Open Space – Removal of Playscape (1) 	<ul style="list-style-type: none"> -Communicating with community via email, website and newsletter (3) -Getting roads done (1) -Handling transition from one management company to another (1) -Efforts to keep costs down (1) -Responsive to community concerns and requests (2) 	<ul style="list-style-type: none"> -Overall, Board is doing an excellent job/thank you for service (3) -Community looking good (2) -No suggestions (3)

Responses:

-Regarding homeowner property upkeep and rules violations –

Our property manager visits the property regularly and the Board has requested reports on his findings. There is a process outlined in our documents for dealing with properties that are not being properly kept up or violations of our rules and the Board continues to work with the management company to pursue resolutions to all issues.

Regarding saving money –

The Board will continue to look for ways to save money by negotiating the most favorable contract possible and taking care to only spend community funds in ways that benefit all.

Regarding the rise in the number of homeowners behind in maintenance fee payments –

The Board continues to work with the management company to follow the process outlined in our documents to ensure payment of all fees owed the Association. It is important that follow-up is done regularly which has been stressed to the management company.

-Regarding the pond –

The committee formed in 2024 completed its task and presented the Board with three options, all with significant associated costs. At this time, no decision has been made on how to proceed given that we are trying to hold costs down and our contracts with both Westford and SJN end in 2025 and will have to be renegotiated.

-Regarding Costs Associated with Fertilization on Deerfield –

Fertilization was done this year on Deerfield in response to a concern brought to the Board's attention by a number of homeowners.

-Regarding Pet Owners Keeping Dogs Off Other Homeowners' Property –

This concern was raised a few times during 2024. Reminders appear in our quarterly newsletters. If issues persist, we encourage neighbors to contact a Board member. We can also place reminders on the website and via eblast if necessary. There was an issue with some dog-owners from Vista which was addressed via contact with the Board of that community and seems to have been resolved.

-Regarding speeding and trimming bushes on Deerfield–

Deerfield is a Town road so the most we can do is ask that a speed limit sign be placed there. Unfortunately, as we all know, speed limit signs are often ignored so it might be a good idea to contact BPD regarding speeding. In addition, on the second Wednesday of each month, the BPD holds a "Block Watch" meeting in the police department Community Room – anyone is welcome to attend and voice concerns. (See the Town of Bloomfield website for more information.)

Regarding the bushes blocking the view of oncoming traffic, the Board will look into having bushes trimmed in the spring.

-Regarding New Apartments and Ryefield Repairs –

Unfortunately, the new structures at the end of Ryefield Hollow Drive North are outside of our community and we have no control over what is or is not done on property that does not belong to us. There will not be an entrance to that area from Ryefield, just emergency access. As for the condition of Ryefield, it

has been brought to the attention of the Public Works Department several times and they have done some “patchwork”. They have been contacted again regarding the larger potholes that have appeared recently. We hope to see Ryefield on the list of Town roads that will be repaved this year.

-Regarding the Community Picnic

The Community Picnic was held again in 2024 with fewer people attending than in 2023 despite beautiful weather. Several homeowners responded with regrets because of prior plans for that weekend. The Board will announce the 2025 date soon and hopes more folks will be able to attend.

Regarding the Open Space and Removal of Playscape –

The Open Space belongs to the Town of Bloomfield, not Sinnott Farm. The playscape had to be removed due to the poor condition and risk of injury. The Town also removed the tennis courts, also in very poor condition. It is our understanding that, at this time, there are no plans to replace any play equipment.

BOARD GOALS FOR 2025

1. Negotiate contracts in an effort to keep costs down
2. Work with management company to reduce the number of homeowners behind in maintenance fee payments
3. Work with management company to address homeowner properties not being kept to standard and rules violations
4. Continue to maintain communication with community via email, newsletter and website
5. Hold Annual Community Picnic
6. Continue to work with SJN to ensure that common areas are maintained to standard