

The Common at Sinnott Farm
Bylaws & Covenant Committee
Meeting #2 in 2013

Minutes

Date : October 12, 2013

Place: 22 Arrowwood Lane, Woods Residence

Attendees: Leslie Woods, Ann Hanks, Jeff Olmstead, Louise Moran, and Managing Agent Pat Williams

Call to Order

Chair Leslie Woods called the meeting to order at 10:40 a.m.

The minutes of the September 7, 2013, meeting, as amended with the corrections of Pat Williams and Jeff Olmstead, were approved.

The Committee decided that a section of the Association website should be created for the Bylaws & Covenant Committee where minutes, Bylaws, and other Committee information will be posted for access to all homeowners.

Scope of Work

Mrs. Woods proposed that this meeting would have two parts:

- First, review and discussion of previous assignments on various bylaw issues;
- Second, discussion of the Board of Directors' approval of merging the Bylaws Committee and the Covenant Committee into one Bylaws & Covenant Committee.

Uninvited Visitors or Solicitors

Immediately before the meeting, Mr. Olmstead had a chance encounter with a couple of solicitors on Timothy Lane. The man engaged Mr. Olmstead in a debate when Mr. Olmstead asked them to leave on the basis that Sinnott Farm is private property.

Mr. Olmstead asked the Committee if this would be a Bylaws issue. Association Managing Agent Ms. Williams replied that it is not a Bylaws issue, and she explained that it is a right based on the fact that The Common at Sinnott Farm is private property. She advised that the best way to handle uninvited visitors or solicitors if they do not leave when politely asked to depart is to call the Bloomfield Police.

The Committee agreed that an explanation of this right should be communicated to all homeowners in the next update and on the website.

Previous Assignments

Regarding Amendment A-1 Tag Sales, Mrs. Hanks explained to the Committee why she wrote what she wrote in her revision. She said that she had removed unnecessary specifications and clarified others to make it reasonable. The group agreed that “up to six signs within The Sinnott Farm Common” was fair.

Mrs. Woods reported that Ms. Williams had suggested that the Committee address seasonal items, including a time frame for their presence, under Amendment D-1. Mrs. Moran had nothing more to report on that amendment at that time and will work on it for the next meeting.

Mr. Olmstead had some very thoughtful suggestions and observations regarding both amendments after his very close reading of all the Bylaws.

At that point, Mrs. Woods asked that the Committee defer the planned discussion of Amendment B-1 Parking Restrictions to the next meeting as well due to other unforeseen topics that needed to be addressed.

Covenant Issues

Now that the responsibilities of the Covenant Committee have been incorporated into the work of the Bylaws Committee, the members wanted to clarify the process through which homeowners’ requests are fulfilled. The Committee discussed and agreed on the route through which a homeowner would submit a request and how it would be reviewed by the newly formed Bylaws & Covenant Committee.

1. All requests are to be made in writing and sent to Advance Property Management.
 - Attention Pat Williams, Managing Agent
 - a. Via U.S. Post Office, or
 - b. email, PatW@advanceco.net
2. Ms. Williams will forward the request(s) to the Bylaws & Covenant Committee.
3. The Committee will send its deliberation in writing to Ms. Williams.
4. Ms. Williams will notify the homeowner in writing.
5. The homeowner has the right to appeal to the Board of Directors if he/she does not like the Committee’s deliberation.

This method allows for a paper trail tracking all requests and responses. The Committee agreed that these steps should be posted clearly in the Committee’s section of the website. Mrs. Woods agreed that she and her husband, Bobby, the Director of the Board of Directors, would work on the wording of such a posting.

Ms. Williams then counseled the Committee on their responsibilities and rights when reviewing requests. She said that it is important that the deliberation always be made in writing. She also explained that the Committee has the right to approve or deny anything that is clearly stated in the Bylaws. However, if the request is unclear or “in a gray area,” it should be passed along to the Board of Directors.

Covenant Request

A homeowner had recently submitted a request to add two 4' x4' raised garden beds in addition to her two existing 4' x4' raised garden beds located on the side of her house.

The Committee discussed the request in the context of the maintenance, location, visibility of the gardens from the road, and possible alternatives.

A motion was made that that the homeowner be told to move the two existing beds to the back of the house where she may add two new beds. It also requested that she maintain the beds regularly. A vote was taken and passed: three in favor, one abstention. Ms. Williams agreed to draft a letter stating these terms that would be sent to the homeowner and filed at Advance Property Management.

Adjournment and Future Issues

Mrs. Woods asked that the Committee members review all the existing amendments before the next meeting and suggest which ones still need work.

She also said that some of the items to discuss in the future include:

- Amendment B-1: Parking
- A homeowner had submitted a request that the Committee consider adding an amendment about guns, including BB guns, air guns and pellet guns. However, BB guns, air guns and pellet guns are not “firearms.” Firearm gun control is a public issue, for which the Association does not need an Amendment. The Committee agreed to learn more about the request to determine whether or not an amendment is needed.
- Other issues:
 - Seasonal decorations and how the Committee would address the issue
 - Dogs: Because of discrepancies in the Association’s documents, the Committee needs to clarify the size and number of dogs in each home.
 - Satellite dishes: Does the Association need to clarify the number, size and location of satellite dishes?
 - What about solar panels?

Leslie adjourned the meeting at 12:05 p.m.

Next meeting: Saturday, November 16, 2013, at 10:30 a.m. at the Woods Home, 22 Arrowwood Lane

Respectfully submitted,
Louise D. Moran
10/28/13