

The Common at Sinnott Farm  
Bylaws & Covenants Committee  
Meeting #3 in 2013

Minutes

Date : November 16, 2013

Place: 22 ArrowWood Lane, Woods Residence

Attendees: Leslie Woods, Ann Hanks, Jeff Olmstead, Aija Zigmunds, Louise Moran

Call to Order

Chair Leslie Woods called the meeting to order at 10:35 a.m.

The minutes of the October 12, 2013, meeting, with minor wording changes, were approved.

Revisions of Bylaws D-1 and A-1

The Committee began with a thorough review and discussion of the revision of Amendment D-1, which deals with the plantings, landscaping, outside structures, and/or fencing of personal exterior property on individual home sites. After Mr. Olmstead and Mrs. Moran explained why they had made the revisions that they did to the newest draft, Mrs. Woods brought up the issue of “maintenance” of the property (such as mowing the lawn, trimming shrubbery, mending fencing, etc.) and of the exterior of the home itself (such as power-washing, repairing siding, etc). Mr. Olmstead pointed out that Exhibit C – 1.5 Cleanliness in Rules probably addresses that issue adequately. Nevertheless, the Committee wondered if that rule should be expanded and made more apparent as a new amendment, so that all of the homeowners would be aware of the requirement. They agreed to ask Property Manager Pat Williams, who was not able to attend the meeting that day, for advice on the matter.

Three other issues considered during the discussion included the definition of a “front yard”; Ms. Williams’ email suggestion that a clearer timeline be added for the removal of seasonal, semi-permanent items; and the best way to handle basketball hoops that are attached to the garage.

The Committee also agreed to look at the Association’s Declaration and Rules more thoroughly regarding the original specifications about the delineation of property lines, since there were some questions about manmade fencing versus shrubbery or trees and the height restrictions of such fencing and/or plantings.

The Committee was satisfied with the revisions that Mrs. Hanks had made to Amendment A-1 that covers Tag Sales. However, Mrs. Hanks wondered whether a clarification should be added regarding to whom a homeowner should go to ask for

permission to hold a tag sale — the Executive Board or the Covenants Committee. The Committee agreed to ask Ms. Williams for her recommendation.

#### Discussion of Firearms

After a thoughtful discussion, the Committee decided that it was not necessary to add a new amendment to address the use of firearms — including air guns, BB guns, pellet guns, and the like. They agreed that the use of major firearms is a legal matter, one to be addressed by laws and the police, and the Covenants Committee should take care not to try to regulate practices and behaviors that are parenting issues.

The Committee decided to defer discussion of pets, satellite dishes, and other topics until their next meeting in January.

There were no Covenants Committee matters to discuss at this meeting. However, the Committee members discussed their current status now that the Covenants Committee responsibilities had been added to those of the Bylaws Committee. There was quick agreement among the Committee members that they were not members of “two” different committees. The Bylaws and Covenants Committee is now one committee with two areas of responsibility.

Leslie adjourned the meeting at 12:10 p.m.

Next meeting: Saturday, January 11, 2014, at 10:30 a.m. at the Woods Home, 22 Arrowwood Lane

Respectfully submitted,  
Louise D. Moran  
1/3/14