



The Common at  
**Sinnott Farm**

[www.sinnottfarm.com](http://www.sinnottfarm.com)

Homeowner's Association for:

Quail Run | Spice Bush | Arrowwood | Spring Hill | Timothy Lanes

**The Common at Sinnott Farm, Inc. (CSF)  
Executive Board Meeting  
April 7<sup>th</sup>, 2020  
6:00 p.m.**

**MINUTES**

**In Attendance:** Syed Hussain, President  
Deanne Lawrence, Vice President  
Lisa Terlecky, Treasurer  
Michael Comperatore, Secretary  
Lesia Comperatore, Director  
  
Chris Weiland, Vision Management

**Absent:** None.

**Homeowners Present:** Wayne Wnuck  
Jeff Olmstead  
Thriaya Mahdi-Wagner  
Myron Stewart

**Call to Order:** The Zoom meeting was called to order by President, Syed Hussain, at 6:08pm.

**Homeowner Comment:** Wayne asked about the SJN Spring Cleanup item on the agenda. SJN currently has two years left on their contract with CSF. Syed mentioned that, as the warm weather is approaching, more homeowners have been leaving their garbage cans outside. The Board would like to reiterate that cans should be stored indoors due to the unsightliness and attraction to animals. He also brought up the increased frequency of car thefts overnight in Hartford County, especially due to owners leaving their keys inside of the vehicle. We would like to remind homeowners to please park in their garages if possible, and if parking in the driveway to please bring valuables and keys inside with you. There have been multiple homeowner reports of clutter in the backyard of 16 Quail.

**Minutes:** The minutes will be voted on via email.

## **Financial Report**

Lisa reviewed the financial report from January and February. All of the financials were reconciled. The cost of the fee charged by MDC for each valve have gone up this year.

## **Manager's Report**

Spring Cleanup: SJN has begun their Spring cleanup. After it is done the chemicals will be ordered for application.

COVID-19 & Payments: The timely payment of dues is important to the Association due to our financial obligations. We must provide essential services to our homeowners and honor our contracts. However, the Board understands that these are extraordinary times and would like to provide assistance to homeowners when possible. Vision Management will be working with homeowners who are under hardship on a case by case basis. For this quarter and possibly future quarters, the Board is waiving late payment fees for those homeowners that reach out for assistance. Please contact [Chris@Visionmgmt.com](mailto:Chris@Visionmgmt.com) if you have lost your source of income and are having financial difficulties.

**Service Requests:** none.

## **Correspondence Report**

33QR – RE: Bright Spotlight in Backyard; the homeowner communicated that the light was motion-activated due to wildlife and should only be on for a few minutes when tripped. Other homeowners did notice that the light was very bright and visible.

54AW – RE: Neighbor's light on on QR.

23SH – RE: Walkabout Letter Follow-Up; unregistered car parked in driveway

17QR - RE: Noise/Trash at 16QR

35SB - RE: Payments

**Alteration Requests:** none.

## **Committee Reports**

Beautification: none.

Covenant: none.

Welcome: none.

## **Water Management Subcommittee**

The members of the subcommittee (Wayne Wnuck, Thriaya Mahdi-Wagner, Jeff Olmstead, Myron Stewart) joined the call at the beginning of the meeting and were thanked and welcomed by Syed. Syed summarized our past and current costs associated with irrigation, which is the reason for the subcommittee as the Board is looking into making semi-permanent changes to our irrigation systems to save money. The annual charge that our association will pay in 2020 to keep the valves open in order to water in the summer months is \$2,124.48.

Chris informed the subcommittee of his communications with MDC regarding shutting the water off at each main. Ultimately, the only way for us to stop accruing a charge from each main is to cut into

the street and cap the pipe going towards them. MDC will cover the costs of disconnecting and capping the pipes, but to re-open them in the future would be very costly.

Thriaya wonders if MDC actually wants us to go through with the shut-down of the mains. Jeff noted that it is surprising that MDC would cover all the costs associated with this project. Lisa reminded the subcommittee that the yearly cost of simply having the valves available for us to use is over \$2k. The possibility of not watering for the next summer or two in order to see how the grassy areas look was brought up and seconded by Wayne. That way we would have a reasonable expectation of whether or not we would have to replace the grass on the islands with something else, such as mulch. Lesia asked Chris if MDC would provide us with options in writing. The members of the subcommittee agreed to communicate amongst themselves via email. The subcommittee was asked to provide their recommendations to the Board by its next meeting in May.

**Homeowner Comment Period 2:** Lisa alerted Chris of a pothole on Arrowwood where her driveway meets the road.

**Executive Session:** The Board went into executive session at 8:26 p.m. and concluded executive session at 8:29 p.m.

The meeting was adjourned with a motion that passed unanimously at 8:29 p.m.

**Respectfully submitted,  
Michael Comperatore  
Secretary**