



The Common at
Sinnott Farm

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
May 4th, 2021
6:00 p.m.**

MINUTES

In Attendance: Deanne Lawrence, President
Lesia Comperatore, Vice President
Lisa Terlecky, Treasurer
Michael Comperatore, Secretary

Chris Weiland, Vision Management

Absent: None.

Homeowners Present: None.

Call to Order: The Zoom meeting was called to order by President, Deanne Lawrence, at 6:02pm.

Homeowner Comment: A letter sent to the Board and Vision Management by Beth Cahill of 76 AW regarding concern for the appearance of CSF culs-de-sac was put forth for discussion. One of the Board's goals for 2021 is to address the appearance of culs-de-sac with landscaping that will not require irrigation, as our irrigation to the islands is in the process of being deactivated semi-permanently due to the high cost of water. Please see earlier minutes including the Annual Meeting for further details. The Board is planning a walkthrough of the common areas this Spring with attention to the culs-de-sac to prioritize issues. We welcome volunteers to the Beautification committee.

Dog waste continues to be an issue in the community as well as leaving cans out past pickup day. Homeowners are also asked to please perform weed maintenance on their property to maintain the beauty and value of our homes.

Minutes: The minutes from April's meeting were approved unanimously.

Financial Report: We are 3% under budget for the year to date. Our CD that has come to bear will be withdrawn from American Eagle tomorrow.

Manager's Report

Yard Cleanup 16QR: Due to a family emergency the Board has given the homeowner more time to complete the cleanup but Vision will follow up within a week. If the situation is not improved by the end of May a hearing will be scheduled mid-June during the Board meeting.

MDC Island Meters: The MDC has been disconnecting the meters at the islands. We have not received any credits on our account so Vision will follow up.

Paving Specifications: The engineer has finished the paving specs. A report was provided to the Board to be used for bids. We will be soliciting bids to perform the work (likely Spring Hill by itself) in Spring 2022.

Landscape Contract: The bids have been received and were reviewed by the Board. The Board took a vote and unanimously approved the hiring of SJN for \$42,029.62 per year for three years. Bids will be solicited for chemicals.

Service Requests: None.

Correspondence Report

Received:

30QR – Re: appearance of 16QR
76AW – Re: appearance of cul-de-sac

Sent: None.

19SH – Re: construction debris in back yard. Vision's correspondence was not returned; Chris will follow up.

Alteration Requests:

16QR – Shed installation
16TL – Driveway
32AW – Deck and patio work
46AW – Siding/rot repairs

Committee Reports

Beautification: The two beds where azalea bushes were planted last year have been fertilized.

Covenant: None.

Welcome: None.

CD Funds: They will be cashed out from American Eagle tomorrow.

BRD Report Requested: The report was requested. The only item therein was a traffic citation on N. Ryefield Hollow.

Engineering Report CSF Roads – Update: Please see above under “Paving Specifications”.

16QR Fines, Application, Cleanup: Please see above under “Yard Cleanup 16QR”.

Negotiations – SJN Contract: Please see above under “Landscape Contract”.

Website Update Requested: A request was made to update the website with current news or information, as well as to communicate changes in how the quarterly newsletter is distributed. The Board is open to any suggestions that homeowners may have to be added to the website.

Spring Beautification Event: The Board would like to organize a time for our community to come together to pick up litter on the sides of N. Ryefield Hollow.

Quarterly Reminders: The quarterly reminder that was sent out was misunderstood by many homeowners as a personal communication to make them aware of a late payment. That was not the intention of the Board; in the future we will edit reminders to make this more apparent.

Homeowner Comment Period 2: We have received complaints about homeowners burning leaves/brush in their back yards. As a reminder, this is not illegal or addressed in our bylaws. We do, however, encourage homeowners to use good judgement and avoid burning on days that the fire danger rating is high.

Executive Session: The Board went into executive session at 7:46pm and concluded at 7:53pm.

The meeting was adjourned with a motion that passed unanimously at 7:58pm.

**Respectfully submitted,
Michael Comperatore
Secretary**