



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  
May 5<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:** None.

**Call to Order:** The Zoom meeting was called to order by President, Syed Hussain, at 6:02pm.

**Homeowner Comment:** Lisa commented that the stump of a tree that was recently removed hadn't been ground and removed. Chris clarified that the company's stump grinder was having issues that day and they would be back to take care of it.

**Minutes:** The meeting minutes from April were unanimously approved.

**Financial Report**

As of March, we are at the projected budget. Lisa brought up the issue of the portion of our budget usually used by SJN to subcontract an irrigator. The Board needs to consider projects that SJN could complete that would make use of this budget. Last month there was a discrepancy between Vision Management and the Treasurer's numbers. Chris confirmed that he has fixed that discrepancy.

## **Manager's Report**

Spring Cleanup: SJN has completed their Spring cleanup, which includes plow damage repairs and mulching.

Turf Chemicals: The chemicals have been ordered but not yet applied. They will be within a week or so.

Turf Overseeding: Jim Lyman at 1 Timothy asked for the common grass at the corner to be aerated and overseeded. Per Jim the area is loaded with dead brown patches and needs some work. The Board will discuss this topic under New Business.

Tree Damage: Leafing Out has taken care of fallen trees at both of the cul-de-sacs on Arrowwood. According to the town of Bloomfield, anything fallen on North Ryefield Hollow will only be taken care of if it is causing a line of sight issue in the road. The town actually had received an easement back when the Common was developed in order to pave North Ryefield Hollow and Deerfield. From the perspective of coming *into* the Common on North Ryefield Hollow, the land on the left-hand side is owned by Wintonbury Trust. Wintonbury Trust generally purchases land to protect it from development. The Board plans to send a letter to the Trust to open a dialogue regarding the brush line of their land and how it can be maintained moving forward.

Tax Returns: Our 2019 tax returns have been filed and we did not owe any payments.

Coupons 2020: The cost of coupon books was \$446.67 this year, which was only slightly over the amount budgeted for.

**Service Requests:** None.

## **Correspondence Report**

17QR – RE: noise at 16QR, as well as follow-up phone call

## **Alteration Requests**

32AW – Deck Maintenance: approved

## **Committee Reports**

Beautification: There has been some pruning done by Kathy Rohrs on a few of the islands but for the most part, SJN has done a very good job in their initial pruning and adding mulch. The Beautification Committee does not feel there is any additional planting to be done at this time as the beds are all in good shape and starting to bloom.

Covenant: none.

Welcome: none.

## **Water Management Subcommittee**

The members of the subcommittee (Wayne Wnuck, Thriaya Mahdi-Wagner, Jeff Olmstead, Myron Stewart) provided the Board with documents outlining the proposed options and their

recommendations. The subcommittee unanimously recommended not yet removing any water valves, but only watering the grass in the entrance. They also recommended sending a certified letter to MDC asking for clarification regarding what valve removal would entail, and asking the Association is paying sewer charges. Chris stated that he would draft a letter to MDC for the Board to review before sending certified. The Board discussed this and agreed with the subcommittee; this summer we will only be watering the entrance.

### **COVID-19 Feedback**

One member of our Association has contacted Vision and provided the documentation necessary to work out a payment plan due to COVID-19 hardship. We have not received any feedback otherwise.

### **Deerfield Landscaping and Grass**

The Board decided to hire Leafing Out to remove the fallen tree near the corner of Deerfield and North Ryefield Hollow. The grassy area between Deerfield and Arrowwood is extremely muddy and filled with dead grass and weeds. Chris will contact the chemical applicator to take a look at this area because he is a turf expert. There have also been some areas missed by SJN during the Spring cleanup which will need to be addressed.

**Homeowner Comment Period 2:** None.

**Executive Session:** The Board went into executive session at 7:25 p.m. and concluded executive session at 7:33 p.m.

The meeting was adjourned with a motion that passed unanimously at 7:33 p.m.

**Respectfully submitted,  
Michael Comperatore  
Secretary**