



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  
June 2<sup>nd</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 Vice President, Deanne Lawrence, at 6:02pm.

**Homeowner Comment:** none.

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

**Financial Report**

As of April we are at 30.6% of our budget, slightly under budget. Lisa noticed outstanding payables from last year that should have cleared by now that are due to Vision. Chris will check on the expense. This year's budget allowed \$450 for accounting but the new accountant only charged \$325.

## **Manager's Report**

**Entry Irrigation:** The irrigation system at the entrance is ready to be turned on and programmed whenever necessary. There are two control boxes for this area. The Board will have the system turned on by July.

**Tree Damage:** In April, snow knocked over a tree at one cul-de-sac and damaged a tree at the other cul-de-sac on Arrowwood. Leafing Out has taken care of both trees and stumps.

**Tree Removal and Pruning:** The Board approved a payment to Leafing Out of up to \$150 to cut back the downed tree near the corner of Deerfield and N. Ryefield Hollow as well as prune an overgrown tree near the intersection of Deerfield and Timothy.

**Paving Specifications:** The Board will need to hire an engineer to start drafting specifications soon in order to obtain contractor estimates before the 2021 budget draft. To do all five streets will only cost \$500 more than doing one, for a total of \$4,950. The Association has used this engineer before when initially assessing the state of the roads about five years ago. The Board unanimously agreed to hire the engineer to provide these specifications as soon as possible.

**Service Requests:** None.

## **Correspondence Report**

**Received:**

54AW & 50AW – RE: 58AW yard maintenance and general exterior of house

1TL – RE: follow up on corner of common area. SJN and our chemical contractor are aware of this and have been treating it.

**Sent:**

Wintonbury Land Trust – RE: growth on their property line on N. Ryefield Hollow. It has been encroaching upon the grass and into the road so it is important that we get it taken care of.

MDC – RE: questions about options and issues surrounding removal of irrigation valves.

**Phone Calls:**

16QR – RE: follow up on house exterior cleanup/bulk waste. Sent town bulk waste schedule and owner stated she would start to work on clean up.

23SH – RE: follow up with resident car in driveway and parking on grass. Resident is daughter, we do not have parent contact info. Left message with daughter.

## **Alteration Requests**

17QR – Tree Removal: approved

32AW – Replacement of Deck Paneling: approved

## **Committee Reports**

Beautification: none.

Covenant: Two approved alteration requests.

Welcome: none.

## **COVID-19 Feedback**

There is no new feedback to report.

## **Stump Cleanup**

Leafing Out's stump grinder was damaged while in the middle of a job which delayed the stump grinding. It has now been performed.

## **Brush Trimming N. Ryefield Hollow**

The brush on the sides of N. Ryefield Hollow has gotten very overgrown. Chris has already contacted Wintonbury Land Trust, the owner of one side of the perimeter. The town owns the other side but has told us that they will not do any cutting unless it encroaches upon the road.

## **Summer Newsletter and Walkabout**

The Board discussed what to include in the Summer newsletter. Suggestions were reminding homeowners not to park overnight in the park, contacting the police department's non-emergency number if there is suspicious activity, to submit alteration requests for approval before beginning a project, that we are not irrigating the islands this year so do not be surprised if the grass is brown, and to talk to Vision Management if they are having payment issues due to COVID.

The Board also discussed the value and timing of the walkabout. It was put forward that if the walkabout was to continue, it should be in the Fall rather than the Spring in order to give homeowners more time to maintain their landscaping and make upgrades/repairs to their homes. The value of the walkabout is questioned due to its restriction of being a snapshot of one moment in time and irritating/upsetting homeowners. Some Board members believe that our homeowners are generally good at noticing issues on their lanes without the need for a walkabout. Further, it is the same homes each year that have recurring issues that are not addressed. A point in support for the walkabout is that it provides a degree of fairness for everyone by applying the same criteria to each home rather than relying upon complaints from other homeowners. Syed is in favor of conducting the walkabout this year, Deanne, Lisa, Lesia and Michael are against.

**Homeowner Comment Period 2:** None.

**Executive Session:** The Board went into executive session at 7:44 p.m. and concluded executive session at 7:48 p.m.

The meeting was adjourned with a motion that passed unanimously at 7:48 p.m.

**Respectfully submitted,**  
**Michael Comperatore**  
**Secretary**