



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  
August 17<sup>th</sup>, 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 6:03pm.

**Homeowner Comment:** Deanne wondered if we could add solar-powered lights to illuminate our Sinnott Farm signage at the entrance at North Ryefield Hollow. Chris mentioned another association that Vision manages having purchased one recently that they are happy with. Deanne will investigate a few low-cost ones to run past the board.

There have been vehicles parked on the street overnight in front of 5QR, which is disallowed by the Town of Bloomfield and our Association's rules. The vehicles are also parked close to the corner, creating a hazard for cars turning onto the street. **Chris will send a letter to the homeowner.**

There have been a lot of homeowners keeping their cans out past garbage and recycling day. As a reminder, cans should be brought in by 5pm on garbage day.

**Vision's contract includes seasonal drive-throughs to check on the Association. Chris agreed to drive through more frequently for now in order to address some of the recent issues.**

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

**Financial Report:** We should be at 58% of our budget; we are at 61.6%. The overage is mostly due to the engineering study. This cost was meant to be taken out of our reserve account and will be adjusted accordingly. As a note, next year we need to allow for annual charges such as the state filing fee for our association. Lisa mentioned that the MDC invoices don't make sense regarding our credit will them vs charges.

Lisa will add two new fee entries to budget – Annual Secretary of State licensing fee and annual 1099 tax filing fee.

**Chris will reconcile this and bring the information to the next meeting.**

## **Manager's Report**

### **Yard Area Cleanup – 16QR:**

Garage Door – The homeowner put a tarp up in place of the garage door. After she took the garage door down

she ordered a new door. All the garage door places told her the wait is about 3 months from the manufacturer. She is trying to get a new door installed.

Car storage – The car is still in probate. She is going to call into the hearing to explain the car situation.

The Board held a hearing with the homeowner of 16QR at 6:30p on August 17<sup>th</sup> (during this Board meeting). A follow-up letter will be sent to the homeowner outlining her agreed upon course of action for the unregistered car.

**Crack Sealing:** Timothy is crack sealed annually. The contractor's quote for this year is \$1300. The Board would like to know the cost of only sealing the cracks near Timothy's island, as well as other areas of greater urgency on our remaining lanes.

**Chris will drive TL & QR to see what crack sealing is needed, get a quote from contractor and share with the Board before moving forward.**

**Island Overseeding:** SJN was not able to get a price to Vision on the overseeding of the island areas before he left for vacation.

He is scheduled to return 8/17 and will provide a quote once he returns.

**Chris will email out the quote so the board and review and vote on the work over email.** Depending on the weather, overseeding should be done early September through October.

### **Tree Work:**

Vision asked Leafing Out to quote:

- Spice Bush island dying Hemlock tree – quote for pruning vs removal
- Deerfield, tree damage on side – (just past Timothy) Clean up
- Ryefield Hollow @ Deerfield (by Spice Bush bed) Clean up
- Ryefield Hollow @ Entrance (by stop sign bed) Clean up
- Ryefield Hollow – Dead tree @ Entrance (by stop sign) Remove
  - **Chris is sending written communication to the Wintonbury Land Trust, since this is on their responsibility (on their property) following up on previous conversation in early spring, that the tree is dead and precautions need to be taken.**

## **Landscaping Questions:**

The BOD had questions regarding the bed mulch at the island on Timothy. The Board needs to give SJN direction on how to handle grass dieback around mulched areas. Should the bed be enlarged in those areas?

- Chemical contractor – does CSF want a quote to have him treat the pavement cracks starting next year.
- Deerfield / Ryefield Pruning

The Board agreed that in areas where there is grass dieback due to large, superficial roots from nearby trees, the area should be covered with mulch. We do want to add chemical treatment to the curbs and pavement cracks moving forward.

**Service Requests:** None.

## **Correspondence Report**

Received:

Timothy Lane – Re: streetwide tag sale on September 18<sup>th</sup>  
77AW Re: violation of quiet hours  
54AW Re: information on website and in minutes

Sent:

16QR – Re: unregistered vehicle, scheduled hearing

## **Alteration Requests:**

None.

## **Committee Reports**

Beautification: None.  
Covenant: None.  
Welcome: None.

**Website Requests – June:** Lisa has made updates to the website while taking homeowner requests into mind.

**Vision Contract Renewal:** Vision's contract is up for renewal this year.

**Homeowner Comment Period 2:** Diane Prescod pointed out that our recommendations regarding open burning of leaves may be incorrect. Vision is checking with the Fire Marshall to clarify the ordinances. The website will be updated accordingly.

**Executive Session:** The Board went into executive session at 8:06pm and concluded at 8:15pm.

The meeting was adjourned with a motion that passed unanimously at 8:18pm.

**Respectfully submitted,  
Michael Comperatore  
Secretary**

**August Takeaways for Vision Management**

**Correspondence:** 16QR Confirm 8/17/2021 Hearing  
5QR Re: overnight and corner parking  
33QR Re: Noise Ordinance Violation  
WLT – Dead tree at CSF entrance  
Leafing Out – Tree cleanup in CSF & pruning v. removal quote for SB island  
SJN – seeding quote & Deerfield pruning needed (bed in front of pond)  
Calling BPD for leaf burning regulations (Lisa will update website info)

**2022 Tasks:** Additional mulch on TL  
Mulch on AW trees (both sides – recommend walk through with SJN)  
Chemical contract will include street curbs  
New search for Chemical contractor