

**Homeowners At Laurel Park (HALP)**  
**Property Committee Meeting**  
**10-29-2018**  
**6:15pm**

**In Attendance:** Kristepher Severy (Chair), Wil Morin (member), Tira Pandolf (secretary), Brendan Pancione (Representative of Pancione Associates Property Management)

**Guest:** Thom Herman (Homeowners At Laurel Park [HALP] Executive Committee [EC] Chair.

**Unable to Attend:** Dennis Tarpey (member), Erin Nelson (member)

1) Homeowner Requests:

A. **Gravel in front of #76**

Pooling of water during and after rain storms at end of stairs leading into Springfield Parking lot. Stairs are directly across from #76. More gravel will be put down.

B. **#113 - Check proposed installation of split AC/heater**

The location of the split ac/heater device has been examined and found to be within specifications outlined in the Bylaws and Courtesy Rules. Vote for installation was 3 in favor, 0 opposed, 2 absent.

2) Property Management Report:

A. **Plowing Contractor**

Getting bids from new plow services. Job too tedious for last year's plow service, which caused a huge increase in their liability insurance. So far, 6 plow contractors have been interviewed. Only one accepted invitation to present bid. Others claimed either could not take on new customers or Park was too intricate to plow. Will continue to take contractor bids.

B. **Pooling in front of #77**

A large amount of gravel was put down, but more is needed and will be put down.

C. **Remaining tree work in the Park is expected to be done on Dec 11th.**

Currently expecting a crane will be used to finish big trees that still need to come down. Notification will be sent out to homeowners prior to work.

D. **Lawnmowers tearing up grassy area behind dining hall.**

Area was repaired. Landscapers have been notified to be careful during fall cleanup.

E. **Request from #73**

Pancione will follow-up on request regarding a drainage issue.

F. **Fall cleanup**

Will happen soon. Homeowners will be notified. Pine needles will be left near tabernacle, as requested by nearby homeowners, and as has been done in the past.

### 3. Statements from Committee Members

Committee members expressed joy at being on committee and hope to accomplish many good things for the Park this year.

### 4. Old Business

No Old Business

### 5. New Business

#### A. **Construction #29**

Walkway and lattice fence. Fence is in violation of Courtesy Rules, which specifically state, under *Building/Remodeling Projects* - "Fences are not permitted." Property Chair and EC will follow up with homeowner. (**Note:** The Courtesy Rules are also known as *Rules, Regulations, and Useful Information for Living in Laurel Park*, and are part of the Orientation packet.)

#### B. **Fence Project**

Stockade privacy/sound barrier fence is being looked into. Fence would run along route 5 (replacing current wire fence) from approximately house #5 to house #13. Will check with homeowners who will be affected by the fence to see if it is something they want and if they would be willing to pay extra in their condo fee to help pay for fence. Will survey homeowners to see if they approve of such a project.

#### C. **Water runoff**

Currently homeowners receive quarterly "water" bill for town's emergency water runoff plan. However, our water runoff, from rain, stays contained in the Park and doesn't affect city system. Rockridge was able to get out of paying this fee, so we hope we can too.

#### D. **Finish graveling of Northampton North lot in front of #30, #32, #33, and #38**

**Adjourned at 7:00pm**

**Approved: 11-2-18**