



Property Committee Meeting Minutes

Property Committee Meeting
12-17-18
6:15pm

In Attendance: Kristepher Severy (Chair), Mike Pancione (Pancione Management representative), Tira Pandolf (member), Will Morin (member), Erin Nelson (member), Dennis Tarpey (member)

Guest: Wendy Abeles (#77)

Unable to attend: None

1) Homeowner Requests:

A. Homeowner appeared before committee to ask about solutions for rain water and snow melt puddling issues in Springfield Parking lot.

Pancione will look at the area and possibly involve the Theroux Brothers Inc. (general contractors, excavation, demolition, etc.) to see if they can repair drainage issues.

B. Request for plowing of all of North Warren - past Heading Ave and all the way back to the back parking area behind #73 and #74.

Pancione will make sure this plowing is done.

C. Can logs from tree next to #115 (east side=blue barn side) that broke during a recent storm be removed? Yes, Pancione will remove them.

D. Tree on east side (blue barn side) of #114 will be moved to list of trees to be taken down in spring (summer, fall) 2019, if not able to take down before then.

E. Disabled parking spaces

- **What is the snow removal policy?** Only cars are shoveled out NOT walkways.

Who qualifies? Those with valid disability car placards.

If you need more information regarding Massachusetts disability plates and placards, visit this Mass Gov webpage: <https://www.mass.gov/disability-plates-and-placards>

F. Gravel is needed in sections of the Northampton North Lot (near #32) and an area at Baker St. & along/near The Circle. Pancione will take care of this.

2) Property Management Report:

A. Update on remaining tree work:

Pancione still looking for a tree person to finish tree work. There is still a chance that some work may still happen this winter.

B. Update on drainage issue near #66:

It appears water is coming up through fissures in the ledge in the woods near #66. After work by Theroux Brothers Inc. and Pancione Associates, the area is now draining well and water is no longer coming out onto the road. The water seems to be coming out in a drain at intersection of Embury St. and Northampton St.

C. Update on Building #1 Smoke detectors: Update of smoke detectors has been completed.

D. Update of energy assessment of Normal Hall: National Grid found electric use to be very low. Still waiting on the insulation audit.

3) Old Business

A. Library closet holding water shut-off keys:

The lock on the closet in the library holding the water shut-off “keys” (wrenches) will be removed. Currently there is a long-handled key and a short-handled key in the library closet. The Property Chair has a long-handled key in his possession. If you ever need it, the Property Chair can be reached at propertycommitteelp@gmail.com or 1-413-207-7366. In addition, Pancione Management also has a set of keys. Their emergency number is 1-413-282-8390.

B. Fence Project along route 5:

Planning for a fence will move forward. Three proposals were made - 1) to place telephone poles along the fence line and fill in with logs, or telephone poles, to produce a lattice barrier 2) to start with a stockade fence and over 2time add a sound barrier component to it, or 3) to install two, parallel, wooden fences with foam or some type of sound-dampening material poured in-between. Fitzgerald fence company will be invited to the next Property Committee meeting (Monday, January 28, 2019, at 6:15pm, in the HALP EC office).

C. Snow Plow map:

Will be updated so that the only disabled parking space to be **plowed** will be the one next to Normal Hall. All other disabled parking spaces shall be hand shoveled (Pancione Management has a list).

4) New Business:

A. Distribution of property committee minutes online:

A motion was made: To send the Property Committee meeting minutes to the HALP EC Clerk so that they can be posted on the Laurel Park website. Voting results: 4 yes 1 no

B. Roof leak in red barn that has compressed air for tires.

Pancione will fix the leak. Also, they will remove anything that they use for their work here in the Park from the barn.

C. The HALP EC directed the Property Committee to:

1) Create a policy for covered-pit fires

The Property Committee will work on a policy and then send it to the EC for approval.

2) Create rules for using the open-fire pit next to the dining hall.

We currently have a Bylaw regarding open-pit fires:

Section 11.8.11: The use and display of fireworks is prohibited. Open fires of any kind, including incinerators, are prohibited on any part of the Park premises except at such times and places as may be designated by the Property Officer.

Therefore, use of the open-fire pit next to the dining hall requires approval by the Property Chair. The Property Chair can be reached at propertycommitteelp@gmail.com or 1-413-207-7366

D. There is a fountain next to the dining hall that might be nice to have working again. The Property Chair will take this idea to the EC.

E. The shuffle board area (lane) will be brushed off and repaired in time for springtime play.

Adjourned at: 7:36pm