

Weathersfield Service Group -- VI
THE COMMITTEE ON COMMUNICATIONS
Annual Report, 2020

The Committee on Communications was formally established at the 2019 Annual General Meeting. We are charged to welcome new residents to Weathersfield and provide them with the materials specific to living here, and to provide quarterly “Reminders” to all residents about important WSG events in the coming months.

Subcommittees of the group prepared the portfolio of materials (in hardcopy and electronic versions) to distribute to new residents (owners as well as renters), devised the protocol for proceeding with interviews, and prepared (thus far) three quarterly “Reminders.” The “Fall” issue will appear on October 1. Originally, members of the committee distributed these one-page paper flyers to each residence; with the arrival of Covid-19 restrictions, it became an online notification.

We need to devise more efficient mechanisms to alert us to the arrival of new owners and renters. Restrictions from the CDC and state health department seriously curtailed our ability to visit in person with new residents. In addition, when asked to provide us a convenient time to meet, some new residents simply declined the opportunity, or have not yet fulfilled their promise to let us know a convenient time once they got settled.

The extraordinarily committed members of the committee are Greg Christensen, Dan Green, Linda Grills, Dinah McAllister, Doug McAllister, Cathy Rodgers, Mary Ellen Sweeney, and Barb Sydell. Weathersfield is in their debt.

September 1, 2020

UTILITY COMMITTEE AGM REPORT

1. Committee Members

Bill Moore, Bob Sydell, Bob Watkins

2. Activity Summary

The Utilities Committee has followed the recommendation found in the Giles Engineering Report and included in our Reserve Study Plan. This report indicated that we should focus on maintaining our sewer and storm water systems. We are devoting some monies out of our budget each year to continue this maintenance.

- Sewer System

This fall we will finish maintaining our system. This has been a four year project which has included repairing fractured pipes, cleaning grease, root balls and other obstructions. This is the first time the entire system has been maintained. We should do some preventative maintenance each year to prevent service interruptions.

- Storm Water/Drainage

The committee walked the property and prioritized areas of concern. Each year money is budgeted to address the top priorities on the list. Seven drainage projects have been completed in the last two years.

*Please place only toilet paper in the toilet and do not pour grease into the sink. Blockages are expensive to clear and can be very inconvenient.

2020 Annual Weathersfield Home Owners Association Meeting

Architecture Committee Report Buildings & Street Maintenance Committee Report September 17, 2020

Bill Kearney (Chair), Warren Ort and Bob Spillane

Architecture Committee

- Jan - Sep 2020, The Architecture Committee approved 6 owner-submitted property modification requests: gutters (1), rear deck (3), temporary home-access ramp (1), electric vehicle charging station (1)
- Forms for requesting property modification approval are on the WSG website under documents at www.weathersfieldsg.org
- An updated gutter policy (posted on the WSG website in 2019) requires 3 committees (Architecture, Landscape and Utilities) to review for approval with emphasis on the homeowner's responsibility for gutter maintenance and outflow/drainage management

Buildings & Street Maintenance Committee

- Jan - Sep 2020, Mill House Properties (Thank you Peggy & Michelle for your excellent support to WSG) received and dispositioned 89 work requests for repairs to: garage doors, porch steps, railings, roofs, siding, shutters, sidewalks, lighting, and various home sale inspection findings with HOA responsibility
- Roof debris blowing – was completed in January; Pressure-washing (bi-annual) – was completed in June; Crawl-space and garage termite inspection is occurring on 6 Oct.
- The 2020 annual-operating budget for building maintenance (not including pressure-washing) is \$45,000 (12% of total HOA operating budget). The building maintenance budget for 2021 will remain \$45,000
- Through the first 1/2 of 2020, expenses (including pressure-washing) consumed 50% of the total annual maintenance budget and are projected to be within budget at year end

Home owner reminders

- Home owner guidelines and responsibilities are posted on the WSG website under documents at www.weathersfieldsg.org
- Some specific home owner responsibilities include maintaining smoke/fire detectors; inspect/maintain attic based AC units for potential condensation leakage into the ceiling; clothes-dryer vent duct cleaning to reduce risk of fire; fireplace/chimney cleaning and maintenance; controlling pests and critter removal from within the home
- Fearrington Cares' website www.fearringtoncares.org posts a list of their suggested vendor options for home owners to consider for their responsible maintenance needs

November 2020 Weathersfield Homeowners Association Annual General Meeting - Landscape Report

Prepared by: Hope Weber, August 5, 2020; approved by Landscape Committee: August 5, 2020

1. Number of Landscape Requests addressed thus far in 2020

- 2020 Total New Requests = 35
 - Tree Work Requests = 17
 - Other Requests = 18

2. Evaluations Performed in 2020

- Inspected all Pencil Hollies located between garages since many are dying
- Many of the dying shrubs are replacements
- No shrub will do well since they are planted in a small area surrounded by asphalt and concrete
- The Landscape Committee made the decision to not replace any shrubs that die
- The area where the shrub is removed will be filled with mulch
- The Landscape Committee did look into replacing the removed shrub with a nice garden style stone but the cost was prohibitive

3. Unexpected Rejuvenation Project

- Elaeagnus Rejuvenation – in late June, we identified that some of the Elaeagnus in the community had a fungus. The best way to address this was to perform a major drastic cut back pruning to make sure that the fungus did not spread among the shrub or to other shrubs. The pruning occurred in August. Fortunately, we had the funds for this unexpected \$12,000 project in the “Other Category” of the 2020 Landscape budget.

4. Landscape Budget is divided into 3 categories:

- Maintenance – Ruppert mowing, pruning, seeding, etc.
 - Ruppert has continued to deliver services as per the contract
- Tree – for tree/limb removal
- “Other” or (aka Renovation) – for homeowner requests for shrub/plant replacement/renovation

5. Tree Budget – continues to be a major concern in 2020:

- The original budget of \$37,000 has been partially utilized in 2020
- The remaining tree budget will be spent for either storm damage during hurricane season or to start to work on the tree issues identified by Davey Tree during their June 2020 property inspection
- We cannot predict what storm damage will occur but we plan for that in the budget.

6. Contractor Search/New Contract

- The Landscape Committee obtained proposals from 3 of the 6 contractors that we requested provide a proposal. Three contractors declined due to either not having the capacity to take a community of our size or the Landscape Committee deemed reviews about the contractor’s work not acceptable
- The pricing for the general maintenance varied among the 3 contractors up to a \$25,000 difference
- Landscape Committee recommended that the contract be renewed with Ruppert for a 2021-2024 three-year contract
- The Board of Directors approved this decision

7. Weathersfield Website – the 3 Landscape documents listed below were revised to reflect various situations within the community. The documents are available on the Weathersfield website.

- Weathersfield Landscape Management 2020 – Revised 2/2020
- Request for Landscape Modification Approval – Revised 2/2020
- Weathersfield Landscape Guidelines for Renovations to Homeowner Property – Revised 2/20

Weathersfield Insurance Committee 2020 Annual Report

Status: July 2020

There have been no claims so far this year against our insurance policies. As stated last year, the deductible on this policy is \$10,000 rather than the \$5,000 amount in 2018. The advice of the committee on the occasion of that increase was for each property owner to make sure their own condo insurance policy covered the cost of that deductible.

The 2020 HOA cost for insurance premiums for the term of April 1, 2020 to March 31, 2021 is \$46,089 vs. a budget of \$50,000 and vs. a cost the previous year of \$47,079. The total premium of \$46,089 is made up of the premiums for three separate policies: a property and general liability policy (\$42,834), an umbrella policy, providing additional liability insurance (\$1,500) and a directors and officers policy (\$1,755).

This premium was achieved with a thorough bidding process. Several indications from other agencies were far higher, from \$60,000 to \$85,000.

The risk of higher premiums going forward is increasing because of two factors. The first is the age of our community. Our homes were built from 1989 to 1994. As such, they are over 25 or even 30 years old. Although we do a good job keeping up our house values with grounds and tree upkeep, roof replacement, sewer and drain maintenance, regular handy work for small repairs and power washing, the age of our houses is still a factor insurance companies reckon with. The second reason for increased premium risk is that some insurance companies are exiting this sort of HOA business, so they set their premiums higher or refuse to bid altogether.

Late this year, the committee will once again initiate a competitive bidding process, leveraging the learnings from our last bidding process, in order to achieve the lowest premium for the necessary level of coverage.