

WEATHERSFIELD

at Fearington Village

November 5, 2021

To: All Weathersfield Homeowners
From: the WSG Board of Directors

As part of the mail-in WSG Annual Meeting process, we gave you an opportunity to send in questions, comments, and concerns relating to Weathersfield. To those of you who we heard from, we appreciate your taking the time to respond. Your feedback is important to us.

In a normal year when we would have been able to meet in person for the Annual Meeting, your questions would have been discussed at that time. Without it, we want to share with you the mailed in questions we received as well as the Board's answers/responses to them. For clarity, we have grouped them by topic and are using a Question & Answer (Q&A) format.

In closing, thank you again!
We wish you the happiest of holidays and all the best in the new year.

Buildings & Street Maintenance

- Q: "Thank you for the prompt response to my roof problems. My front porch is in need of repair and paint."
A: Mill House opened a work request on the same day of your request.

- Q: "I would like to request that when our close is resurfaced, special attention be given to the area in front of my garage which has buckled and broken up (the asphalt). Many thanks (garage on right closest to street)."
A: Your entire parking area was milled and re-paved. This work was not simply resurfacing over existing pavement. All the existing asphalt was removed to the stone sub-base which was then compacted and a full-depth thickness of new asphalt was added. This activity was part of and consistent with the Phase-1 effort prescribed in the WSG Reserve Study Plan.

Communications

- Q: "Move all communication to the official website."
A: Some homeowners do not have or are not comfortable with electronic devices. Therefore, only communicating electronically would not provide assurance that important messages would get communicated as widely as they need to be.

Utilities

- Q: "We must stay on top of the Wastewater & Storm systems every day during the years ahead."
A: We plan to continue to inspect drains each year in order to keep ahead of problems.

Insurance

- Q: "Does insurance cover termite damage?"

A: We have been told by our agent that traditionally, HOA and home insurance policies do not cover insects as they are intended to be safeguarded through preventative maintenance. There is a clause in the HOA policy that bears on collapses related to undetected/undetectable termite damage, but an adjuster would have to make the call as to whether the policy would cover any particular termite-related incident.

Landscaping

- Q: "If the budget will allow, please consider improving the area on Weathersfield just across from a fire hydrant where the road dips and where there is an unsightly tree stump between a small Japanese Maple and a huge Cedar tree in an area devoid of grass. Could the stump possibly be ground down and replaced with a flowering tree?"
A: An inspection was done at that site and the LC will investigate what may be able to be done there as well as how much that would cost. There are 2-3 stumps that would require grinding as well as the purchase and planting of a flowing tree, as you suggest. Much of that area is covered by pine straw and some areas may not be able to be overseeded due to shade and moss in that area.
- Q: "I live in Close 508-519. We are the last Close to get landscaping services - often too late, workers tired, want to leave. We want full service."
A: After our in-person conversation at your home regarding your concern, I assured you that Ruppert would continue to provide full and complete service whether on personal property or on Common Areas. And for that reassurance you were very pleased. In response to your concern and those in your Close, it has been arranged with Ruppert to alternate landscaping visits (probably bi-monthly) between Closes located along Swim and Croquet and then progressing down Weathersfield.
- Q: "I would like some new plants in front of my unit if possible."
A: If you would like new plants in front of your unit which is on your personal property, according to the Landscape Guidance (See below), it is your responsibility to both purchase and plant. Neither Ruppert nor the Landscape Committee is able to do this work since this would set a precedent in WSG. Having said that, there are a number of WSG residents who have hired personal gardeners or landscapers and, if contacted, would be more than willing to help you. Jason Cottrell, Cottrell Lawn and Home who has worked in WSG, is another possibility - 919-619-9106 or hetuck20@gmail.com, or other landscapers on the vendor list of landscapers on the Fearington Cares website link:

<https://fearringtoncares.org/landscaping-yard-services/>

If you would like, a member of the Landscape Committee would be more than happy to consult with you regarding what you have in mind.

- Q: "I feel The Homeowners should have more say in how our property was being treated. The Extreme pruning & actual Removal of some of our favorite trees and bushes was beyond the limits of those people designated to be in the position of landscape management! We were (and are) very disappointed in the outcome and feel some removed plants/bushes should be replaced! Thank you for listening."

A: Regarding how homeowners can have more say in how the WSG community is treated, please refer to the Landscape Guidance (see below) which clearly outlines the role and responsibilities of WSG residents in having their voice heard.

In response to your second comment on "... beyond the limits of those people designated ..." please understand that the Landscape Committee is comprised of seven knowledgeable, experienced, and committed volunteers. Two are knowledgeable and talented gardeners in their own right; two have decades of experience in organizational planning and management; and all are interested in the beautification of WSG in general.

Since a major rejuvenation had not been done for some fifteen years, it was necessary to do an extensive pruning throughout WSG. With rejuvenation now well behind us, and the rapid growth of plants, shrubs, and bushes, it is time to set this issue aside.

- Q: "Last year there was substantial pruning of the Elaeagnus to the south and west of my house which made me very happy. I am hopeful that it can be maintained by more regular pruning of the new shoots, so that it doesn't get as bad."
A: We are pleased to know that past pruning has been to your satisfaction. Please know that, over the last several weeks, Ruppert has done substantial pruning of bushes and shrubs on both personal property and Common Areas. Due to weather conditions over the summer and into the fall, bushes, and shrubs throughout WSG have required constant attention and pruning.
Please be assured that Ruppert will continue to do regular pruning again in the spring.
- Q: "I requested some landscaping. Please!"
A. A member of the Landscape Committee recently visited you and suggested several options for you via email. It is our understanding that you would like new plants in front of your unit which is on your personal property. If that is the case, according to the Landscape Guidance (See below), it is your responsibility to both purchase and plant since neither Ruppert nor the Landscape Committee are in a position to do this work since this would set a precedent in WSG.

Having said that, there are a number of WSG residents who have hired personal gardeners or landscapers and, if contacted, would be more than willing to help you. Jason Cottrell, Cottrell Lawn and Home, who has worked in WSG is another possibility - 919-619-9106 or hetuck20@gmail.com or other landscapers on the vendor list of landscapers on the Fearrington Cares website link:

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If you would like, a member of the Landscape Committee would be more than happy to consult with you regarding what you have in mind. Please let us know.

- Q: "Will the committee share the areas that will be replanted? There is a section at the entrance to 595-596 Weathersfield on the left next to the garages that was leveled during the January rejuvenation and has now turned into a weed patch and eyesore."
A: The Committee does not have a plan for areas that may need to be replanted post-rejuvenation since we are reliant on our WSG neighbors to provide that information and until your question we have not received any requests for replanting in Common Areas. As the Guidance states: "*Residents or members of a Close are prohibited from planting in or around Common Areas. However, if, due to the Rejuvenation of WSG of January 2021 or if there are dead or dying plants in Common Areas, residents or members of a Close should contact the Landscape Committee to consider a request to plant in their*

Common Area. Prior to any request, please review the Guidelines cited below and if approved verbally during inspection by the Landscape Committee, submit a Request Form. The Committee needs to consider both the budget and equity when distributing funds among the residents or Closes and prioritize requests based on the greatest needs first, as determined by the Committee.”

The Landscape Committee will investigate your concern regarding the entrance area and consult with both Ruppert about plantings and Davey Tree for the possible need to grind four Holly stumps that are currently spouting for new plantings to survive.

If it is decided that new plantings can/will be planted there, it will be the responsibility of the Close residents to water them since Ruppert charges extra for watering.

An option for your Close, since several of you have your own gardener/landscaper, would be to purchase a few plantings (e.g., ground cover) and have them planted in that area.

Please let us know what you decide.

As additional follow-up guidelines regarding some of the Landscape questions above, please note the following:

***“Weathersfield Landscape Guidelines for Renovations to Homeowner Personal Property and WSG Common Areas”
(Revision 02/2021)***

Homeowners Accept Responsibility for ALL the following:

Townhome Personal Property: Planting in the front, sides, and back of a Townhome’s Personal Property: Property owners are responsible for knowing their property lines so that they do not plant on Common Areas or the property of their adjacent neighbor.

Townhome Personal Property - planting in the front, sides, and back of a Townhome’s Personal Property: Property owners are responsible for knowing their property lines so that they do not plant on Common Areas or the property of their adjacent neighbor. Personal property is defined as approximately ten feet from the front porch of the townhouse to the sidewalk in front and approximately ten feet along the side of the house extending to the HVAC system.

- Invasive plants may not be introduced.
- Large shrubs and/or trees are planted a safe distance from the home so that at maturity it will not obstruct a ground floor window or create problems for the foundation, water, and sewage lines which are usually in the front of the house and so that branches will not encroach on the adjacent town home.
- Periodic maintenance including pruning is provided by Ruppert Landscape. (See: Section on Ruppert Landscape) ***NOTE: A Landscape Modification form is required and agreed to before any renovation.***

WSG Common Areas: WSG is responsible for the care and maintenance of all Common Areas that are defined as the land around one's personal property including along the sides and rear of residences and in all parking areas. Residents or members of a Close are prohibited from planting in or around Common Areas. However, if, due to the Rejuvenation of WSG of January 2021 or if there are dead or dying plants in Common Areas, residents or members of a Close should contact the Landscape Committee to consider a request to plant in their Common Area. Prior to any request, please review the Guidelines cited above and, if approved verbally during inspection by the Landscape Committee, submit a Request Form. The Committee needs to consider both the budget and equity when distributing funds among the residents or Closes and prioritize requests based on the greatest needs first, as determined by the committee.

The Approval form must be submitted regardless of who will pay for and/or complete the work –the HOA or the homeowner or Close. Prior to submitting the Request Form, the resident should review the Landscape Guidelines for Renovations.

Board

- Q: "Why is there a \$7,200 line item in the 2022 budget when power washing is every other year and it's already in the 2021 budget?"
A: We power wash every other year, the cost of which is around \$15,000. We could either enter that amount every other year or divide it in half and put \$7,500 in the budget each year. We prefer to do the latter so that it smooths out the look of our expenses and keeps our budget looking more uniform.
- Q: "Why does it take so long to see the Minutes? They used to be available a week after the meeting."
A: The goal always is to get the meeting Minutes posted as quickly as possible. We also feel that they should be accurate and clear - in the best interests of the WSG residents. Once the Secretary of the Board completes the Minutes, they are sent to the entire Board to review and approve and then they are posted.
- Q: "I wish we had more women."
A: The Board strongly supports diversity and strives to have a diverse Board. For the current election, for example, the Nominating Committee approached diverse individuals about serving as directors; however they declined. No others submitted their names in response to the flyer that everyone received at their door. Perhaps we can all work together going forward to generate more interest in both assuming a Board position and more diversity on the Board.
- Q: "Thank you all for your service!"
- Q: "Thank you for doing a fabulous job over the years. I wish we could assist more."
A: We are dedicated to serving the residents in the best way possible and appreciate your comments. Please consider joining a WSG committee that aligns with your interests.

Annual Meeting Voting Process

- Q: "Please ensure that a complete count of all votes is reported. # of possible votes, # yes, # no. Record and report. This for all items."
A: The process is a count by the Board Secretary of the ballots received. Next, these ballots are given to Mill House to independently conduct and ensure an accurate final count. The residents received a complete count for all items this week.