

**Weather Service Group IV  
Annual Architecture Committee Report  
September 2022**

In the past year, two EV charging stations, three screened porches, two decks, one roof vent pipe and one attached gas grill have been approved and completed or substantially completed.

I want to thank all of you for your cooperation.

Before submitting your request form for property modification, I urge you to carefully read the covenants.

Steve Krasnow, Chair

Sheila Creth and Bob Spillane, Committee Members

**Weathersfield Service Group VI**  
**Annual Building Maintenance Committee Report**  
**September, 2022**

Due to the age of the community, building maintenance efforts this year have focused on shifting to a more preventative approach than simply repairing problems as needed. That applies particularly strongly to garage and roof maintenance, which along with porch repair are the most expensive normal operational problems to address.

CTI was contracted to inspect all roofs in the community in order to find problems in advance and address them, hopefully before leaks can occur. Extensive repairs were done.

Similarly, Open Door Policy was selected as contractor to provide a more uniform approach to garage repair and to make certain that all required features are operational. This year, all garages in Swim & Croquet were inspected and repaired to those standards, along with any garages that were reported to be in need of repair. In 2023, another large proportion of garages will have the same sort of preventative care. This will continue over the next three years until all garages have been brought up to the new standard.

Over time, tree roots have grown and made some of our sidewalks difficult to navigate. CTI inspected several areas of concern, marked the more minor areas and repaired two spots that were particularly problematic.

Porch repairs have increased over time due to age but also to some of the construction materials used (e.g., nails instead of wood screws). Porches now being repaired are shifting to better materials (screws and uniform use of pressure-treated wood) to lengthen their life span.

All houses were pressure-washed this year and termite inspections are again being conducted this month.

The committee is chaired by Larry Layton and includes Bob Spillane and Sheila Creth. Steve Krasnow also supports the team.

## **Weathersfield Insurance Committee 2022 Annual Report**

Status: September, 2022

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. Property owners are once again advised to make sure their own condo insurance policy (Homeowners 6 form) covers the cost of that deductible.

The 2021 HOA cost for insurance premiums for the term of April 1, 2022 to March 31, 2023 is \$52,565 vs. a budget of \$55,000 and vs. a cost the previous year of \$49,180. The total premium of \$52,565 is made up of the premiums for three separate policies: a property and general liability (P&GL) policy (\$49,391, including fees for quarterly payment schedule), an umbrella policy, providing additional liability insurance (\$1,500) and a directors and officers policy (D&O - \$1,674).

These premiums and policies were achieved with a thorough bidding process involving three separate insurance agencies, including the Seagroves Agency, which won the bid. The P&GL, along with the umbrella policy are provided through Harford Insurance while the D&O policy is through Westchester, brokered by Hanover. The P&GL is by far the most expensive policy and although Harford was judged the best for both coverage and premium price, a second competitive bid was received, in contrast to the previous year. Given the age of the community, the decreasing flexibility insurance agencies have over premiums and the high inflation seen this year, impacting building supplies in particular, it is likely that these costs will increase next year despite the lengths we go to in our request for proposals documents to point out the care we take in maintenance of buildings, landscaping and routine tree monitoring and care.

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.

# **Weathersfield Service Group VI**

## **The Committee on Communications**

The Communications Committee has two primary missions. It endeavors to provide timely information to homeowners and residents to enhance the already high value of living in Weathersfield. Just as importantly, the Committee welcomes newcomers to our wonderful community.

This latter mission, welcoming newcomers, continues to be a primary duty for all committee members. We welcomed four new residents to Weathersfield with a personal visit by a committee member who is also a close neighbor. The new resident is left with a WSG Welcome Packet which contains a welcoming letter from our WSG President, a page outlining “What a New Weathersfield Resident Needs to Know Right Away,” a “Reminder on Key Items within the Weathersfield Covenants,” a guide to the Weathersfield website, the “Maintenance Responsibility Chart,” and a guide to trash and recycling collection.

The Committee produces a quarterly one-page, hard copy WSG Reminders bulletin that committee members deliver to each front door. A copy is also posted on our website. The quarterly Reminders tell residents what is scheduled to happen in the next three months and reminds readers of procedures and processes that help life in Weathersfield flow a little smoother for everyone. For example, recent Reminders included information on how to manually open garage doors, the need to obtain approval from the Architecture Committee before making most changes to the exterior of buildings and the importance of keeping dryer vents clean.

The Communications Committee maintains the official website for the Weathersfield Service Group (WSG), [www.weathersfieldsg.org](http://www.weathersfieldsg.org). It is the primary tool for the WSG Board to provide timely information to homeowners and residents of our community. The website highlights current and upcoming Weathersfield activities and events, including major landscaping and other service projects, and official Board proceedings. It alerts readers to important non-Board activities, as well. For example, the past and upcoming Fall Picnics have been promoted on the website. The website also maintains an archive of the Annual General Meeting and Board agendas, official minutes, financial reports, and other WSG documents.

The Communications Committee deputy chair is Jo Bolig and the editor of the WSG Bulletins is Dinah McAllister. Other Committee members are Joyce Brennan, Barb Sydell, Paul Bolig, Mariana Fiorentino, Linda Grills, Steve Krasnow, Barbara Layton, Doug McAllister and Mary Ellen Sweeney. Thank you all for your great service this year.

Dan Green  
Chair, Communications Committee  
September 2022

## UTILITIES COMMITTEE AGM REPORT SEPTEMBER 2022

### COMMITTEE MEMBERS

Bob Sydell, David Spencer, John Tyrell, Bob Watkins

### ACTIVITY SUMMARY

#### Sewer System

In previous years we have inspected sewer lines and made repairs as needed. In 2022 we began a 4 year program to inspect  $\frac{1}{4}$  of our sewer lines each year. As our sewer system infrastructure ages we need to continue to inspect and make repairs as needed. This ongoing preventative maintenance inspection has helped to prevent any sewer line backups.

#### Storm Water/Drainage

We continue to raise concrete flat top drains as needed. We are also scheduling work on additional rip/rap (larger stones) along Weathersfield where needed.

#### Parking lot steel drains

Ruppert Landscape Company has agreed to take over the review and cleaning of parking lot drains as needed.

#### Swim and Croquet Project

Chatham Utilities worked for several months at areas of Swim and Croquet to alleviate a low water pressure problem. The problem was located and repaired. WSG restored the plantings and Common Area after much of it was dug up in the repair process.

## **Landscape Committee Report**

**for the**

### **WSG Annual Board Meeting**

**November 5, 2022**

(This report covers December 2021 – December 2022)

Submitted by: David Piet, Landscape Chair, WSG Board Director

Landscape Committee members: Caroline Lloyd, Carolyn Clarke, Judith Cohan, and Nancy Piet. A big thank you to each committee member for their active participation, insights, and advice in helping to keep our community beautiful. Judith will be leaving the Committee in November since she is moving to Carrboro. She will be missed.

The Landscape Committee is responsible for both the Ruppert and Davey Tree contracts and works closely with both companies.

WSG Board Committees: The Landscape Committee works in close coordination/cooperation with the Utilities, Architecture, Buildings & Street Maintenance, and Communication Committees on related resident's request or issues. For example, homeowner requests of home improvement modifications; sewer issues; gutters, garage repairs, paving, etc.)

For both current, but especially new residents interested in landscape issues, the following documents are posted on the WSG website:

- a. WSG Landscape Management 2021 – 2022
- b. WSG Landscape Guidelines for Renovations to Homeowner Personal Property and WSG Common Areas
- c. WSG Request for Landscaping Modification Approval (Rev. 02/2021)

**Note:** It is important that all WSG residents consult and adhere to these documents regarding landscaping issues and procedures whether on personal property or in Common Areas.

Residents are encouraged to seek additional information on the roles and responsibilities of the Landscape Committee and residents which can be found on the WSG Website where periodic Notices are posted.

#### **1. Ruppert Landscape:**

- a. Rejuvenation: Conducted in January 2021 after some 15 years of not having done so. Some 18 months post-rejuvenation clearly shows that bushes, shrubs, and trees that were pruned are flourishing due to this intervention. In several areas where bushes and shrubs did not flourish or survive have, or will be, surveyed and replaced if necessary.
- b. Over the spring and summer months Ruppert has conducted routine maintenance throughout the community. In October/November, Ruppert will revert to its fall schedule. For more information on Ruppert's contract, please see the "WSG Landscape Management 2021 – 2022" document listed above.
- c. Pruning on Common Areas was conducted in July and August 2022. Due to the rapid growth of bushes and shrubs in both Common Areas and on private property, pruning often had to be repeated from Close to Close.

- d. Pruning on private property was conducted in October 2022.
- e. Numerous requests and/or complaints received are addressed in coordination with either Ruppert or Davey Tree.

**Note:** Pruning on both Common Areas and private property took a good deal of time due to the extreme heat during July and August, other weather interruptions, and the rapid growth of plants during the spring and early summer. Seasonal routine weekly maintenance as called for in their contract are each Wednesday, weather permitting.

**Ruppert Landscape Staff:** Bryson Hinton, Area Manager and Tim Lally, Field Manager for WSG IV 2.

Over the last several months, Ruppert's Area Managers have changed periodically due to resignations and other staff changes. However, the Landscape Committee remains in close communication with Ruppert's leadership, and in particular, it's current Field Manager Tim Lally to ensure good communication and continuity of service.

## **2. Davey Tree Experts:**

In the late fall of 2021, Davey Tree completed its annual survey of WSG identifying branches and trees that required pruning or removal. In January 2022, Davey Tree completed the pruning of branches and trees that needed pruning or removal. The purpose was to "Prune the trees throughout the community to clear the homes, chimneys, garages, lights and signs as much as appropriate for the respective trees." Cost: \$20,650. The remaining tree budget is kept in reserve for other storm or hurricane damage.

The annual survey throughout WSG will be conducted in the late fall of 2022 and the work done in early 2023.

Periodic pruning/removal of branches and/or trees requested by residents was also conducted.

**Note:** It is important to keep in mind that we live in a beautiful but densely wooded community and the Landscape Committee along with Davey Tree takes seriously the safety of our homes and the health of the foliage during normal as well as stormy conditions.

**Davey Tree Expert Staff:** Keith Wright, District Manager