

# 2023 Annual Meeting

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As we have done for the past few years, the board will publish updates to the website and encourage community members to ask the board questions using the [‘contact us’](#) function on the website. We will update this post with community questions and answers. We believe this format is more accessible to the community compared to a traditional in person meeting.

## **Note from Acting President – Jim Newton**

Thank you all Home Owners who share the passion and concerns for the value of our properties in Wellington. The Board is made up of strictly of volunteer homeowners that contribute their time and efforts. Volunteers are always welcome and needed to help take care of the neighborhood. The Board does its best to interpret and enforce the by- Laws and Covenants, maintain common areas, ponds and Welcoming new neighbors, within our budget. Some issues not covered in our by-laws and covenants are asked to be directed to the Town of Chili.

## **Pond Update – Board Member Joel Chastek**

For new members please review the 2020 & 2021 Annual Meeting Report for a background history of our pond program and challenges. In 2021 we secured Smith Creek Farms for our pond management company. Proper permits were issued and treatment began last May.

### Pond 1 – Deck Pond

Due to the shallow nature of this pond, weed control is a challenge. This pond has been a problem since the beginning in talking to longtime residents. Pond responded well to the first treatment of 2022. 2023 has been more of a challenge. Added pond muck control to see if we can get a reduction of organic material / sediment. Board member raked dead algae as it is too shallow to sink to the bottom of the pond and will hamper future treatments.

### Pond 2 – Large Pond

The pond is in great shape. It is nice to see people enjoy fishing again.

### Pond 3 – White Oak Bend

In 2022 we used minimal treatment. This has been a cost savings. The cattails in the front were treated last year to keep the inlet and outlet clear. Smith Creek is going to try a different approach in treating the cattails this year. Rain has delayed that application for 2023. The Chili highway department repaired the culvert that was causing road and greenspace issues.

### Other information

All three ponds will be dyed with a food grade product which helps prevent sunlight from reaching the bottom of the ponds. Any signs posted on the ponds after the herbicide treatment are for 24 hour notice. The restriction is for no swimming. We would like to thank a Wellington homeowner for continued help in maintaining the aeration system in the three ponds, saving the association service calls. We would like to thank Wellington homeowners for stewardship in reporting concerns and helping keep people safe dealing with the ponds. We also thank those residents who pick up trash along the walkways and from the pond. Please remind your household to stay off the ponds in the winter as the ice is unsafe.

Our long term goal is to reduce the cost of pond maintenance while improving the aesthetics and enjoyment for our residents. These are retention ponds and we have to keep them maintained to hold runoff from all the streets in our community.

### **Pending Issues:**

In general geese continue to be a problem. The board member has stopped with fencing on pond 2 . I would like to thank the homeowners who take stewardship of the walkways by their property in trying to keep their area clean. Some items to budget in the future of services will be weed wacking to eliminate the 5 foot weed barrier around the ponds, raking algae, trimming overgrowth around walkways and general repairs. The Board would welcome any homeowners in helping maintain our development.

- Pond 1 – The deck has had some temporary repairs.
- Pond 2 – Banks are in need of repair and reinforcement.
- Walkways are in need of repair.
- Common areas are becoming overgrown around ponds and are in need of service.

### **Financial Update – Treasurer Devon Christopher**

The latest balance sheet has been published to the website. [Please click here to download the document.](#)

### **Common areas**

When mowing, please remove grass clippings that wind up on the street. The storm drains in our neighborhood are directly connected to the ponds. The grass clippings serve as nutrients for algae. Cleaning up grass clippings will increase the success of our treatment program and will save us from added expenses.

Call your refuse company to schedule bulk waste pickup. The town will pick up leaves, brush, and tree limbs only. The town does not pick up mattresses, TV's, appliances, furniture and other miscellaneous bulk items.

### **General Announcements & Comments**

The annual garage sale was a success this year – Thank you Kim Buonomo.

Restrictive Covenant 10.12 is still being enforced. Reasonable time for trash containers to be left outside is 1 day before and 1 day after scheduled pick-up.

In the past, we had a beatification committee. This group has lost momentum and we are looking for new members. If you would like to help out, please send us a message using the [‘contact us’](#) link on the website.

Common Area property assessment was increased the Town of Chili.

### **Thank-Yous**

The board and residents are appreciative to those who have volunteered their time, talent and resources to make this a better community. We are aware of some of the volunteers, but it is impossible to know everyone who helped. If you are aware of any others, please let the board know so that we can give proper acknowledgement.

- Kim Buonomo – Annual garage sale
- Jodi LaRose & Larry Bicucci – Holiday entrance wreaths
- Joel Chastek – Joel has contributed a considerable amount of time to pond management  
Carl Stafford – Pond maintenance including rebuilding the air pumps.