

Wellington Home Owners Association

Annual Meeting Minutes – June 6, 2018

Paul Road School

7:00pm

Attendance: David Jensen, Doug Williams, Mike Stanko, David Simpson, Erik Rockwell, Carol Yacobucci, Jim Newton, Devon Christopher, Joel Chastek

Homeowners: 15

FINANCIAL UPDATE

Devon Christopher, Treasurer

2017 Year End

- Collected \$45,233 in Dues
- Expenses
 - General Maintenance: \$34,502
 - Insurance: \$4369
 - Taxes: \$1322
 - Accounting: \$1090
 - Misc.: \$1649

2018 Year to Date

- Collected \$41,400 in Dues
- Estimated expenses of \$14,000
- 15 homeowners have not paid dues. They are being sent to collections.
- Account balance of \$42,555

Full Financial Reports are available on the website for past years.

PONDS

Jim Newton, Director

The board has been struggling for years with the ponds, mainly with geese and algae. The ponds are for storm water retention and aren't meant to be aesthetic. The problem with Pond #1 (with deck) is that the water is shallow, sun can get to the bottom and promote algae growth.

The board entered a 3-year contract with a company 2 years ago. The board decided last fall to move away from this company for the final year, as they were not delivering results. A new company was chosen, Clearly Aquatics out of Bloomfield, NY. They have a contract with an itemized treatment program. It is available for anyone who wishes to view it.

In addition to the chemical treatments, a board member has begun raking the surface algae. It was also recommended to keep the bubblers going year-round.

There has been some maintenance needed on the pond equipment this spring:

- Motors were ceased in the compressors working the bubblers in pond 1
 - One unit has been repaired and is operational as of 6/1.

- Second unit is beyond repair. Board has authorized purchase of a new unit.
- The fountain for pond 1 was not operational upon install and is out for repair.

Action to date on the ponds:

- 04/24/18: Granular algaecide applied to all 3 ponds
- 04/27/18: Fountains were installed
- 05/08/18: Algaecide application to all 3 ponds
- 05/14/18: Pond Vibe treatments to all 3 ponds
- 05/22/18: Repair of fountain for pond 1 approved by board
- 05/26/18: Non-functioning compressors removed from pond 1
- 05/31/18: Board members voted to apply “bluing” dye to pond 2
- 05/31/18: Clearly Aquatics recommends increasing algaecide treatment from every 4 weeks to every 2 weeks, board approves.
- 06/01/18: One compressor for pond 1 repaired and reinstalled
- 06/04/18: New compressor ordered as 2nd for pond 1
- 06/06/18: Algaecide application to all 3 ponds

Question: Is pond 2 getting treated?

Answer: All 3 ponds are being treated. Some chemicals are not used on pond 2 due to size.

Q: The fountain on pond 1 kept choking due to the algae. It was discussed that a filter may help. Was that pursued?

A: Yes, a filter was purchased and installed. It made the fountain worse as it restricted the water flow that could be pumped through. It was removed.

Q: Carp were stocked in the pond a few years ago to help eat the algae. Is this an option?

A: This was stopped 3 years ago. As the carp grow, they stop eating algae.

Most of the storm drains in the community eventually end up in pond 1 which compounds the issue. Fertilizer from homeowners’ lawns drain into the pond and helps the algae grow. The board recommends homeowners sweep grass clippings back onto the lawns.

Q: Is the small pond, pond 3 still needed?

A: It was part of the original design of the community approved by the town for storm water management.

Q: Has the board thought of dredging the pond?

A: The board determined the cost was too much and a huge investment for something that may not solve the problem. The lowest bid was \$15,000. We also found that the pond was too small for most large equipment to dredge it, yet too big for companies with equipment to work on smaller ponds.

Q: Could the board use extra funds to dredge?

A: We have considered it but it is a huge expense with no guarantee. It would be a severe hit to our operating budget.

Joel Chastek has been volunteering to rake the ponds. He has noticed the ponds are improving with the raking and treatments.

Q: Is help needed to rake the ponds?

A: Any help is appreciated. The board can purchase a second rake if there is interest in helping.

Q: How often are the ponds raked?

A: About 3-4 hours' worth every week.

TREES

David Simpson

Flower City Tree will be coming on Monday, June 11th to remove 15 trees from common areas. Ash trees are being killed by the emerald ash borer and the pine trees on the berms are nearing the end of their life cycle.

Some trees were replanted last fall, but with only a 30% survival rate. Once they are planted, they need constant watering. The board is exploring an "adopt a tree" where a nearby homeowner can volunteer to water it. The board can put more information on the website if we decide to move forward. The long-range forecast for this spring/summer is dry, so we aren't looking to plant any new trees now.

Q: What types of trees are being removed?

A: Pine and Ash

Q: There are 3 dead ash trees in the common area behind Toni Terrace that are a threat of falling down, are these included?

A: No, these trees were not known to be a problem. The tree cutters won't be able to remove them on 6/11. The board will check the trees out and potentially get Flower City back to harvest the dead trees at a future date.

Q: What types of trees were removed in the wooded area between ponds 1 & 2 last fall?

A: These were ash trees which were infected by the ash borer.

The board has found Flower City to be a high quality company and would recommend them to the homeowners for any work on their property.

Q: When does the town pick up brush from the roadside?

A: The second and fourth week of the month. They do not pick up grass clippings.

ADDITIONAL QUESTIONS/COMMENTS

Q: There is a zombie house on Wellesey Knoll, can the board do anything?

A: The board has been in contact with the property management company in the past. They are responsible for upkeep of the property. The board will check the condition and contact the company if needed.

The board would like to thank Kim B. for arranging the community garage sale, Jody L. for placing wreaths at the entrances for the holidays and Joel C. for raking the ponds.

Q: We moved in our home in '94 and the appearance of the development has gone down. Can the board do anything?

A: The board can only enforce specific items which are in the Restrictive Covenants of the HOA.

Q: Around the big pond, can the grass be cut lower? It does not appear to be keeping the geese away and is attracting other animals.

A: The board recently discussed this item and will be instructing the lawn maintenance company to mow up to the pond edges again. Monroe Soil & Water recommended leaving a 5' buffer zone around the ponds to discourage geese, but it has not worked.

Q: The sidewalk appears to be eroding around pond 2.

A: One of the holes in the pavement has been patched. They seem to be created from drainage and animals. We are responsible for the walks and will monitor them.

Q: The entrances to the development look great. Is the lawn maintenance crew taking care of this?

A: Yes. The initial landscaping was done by Coleman Tree & Landscape. Our current lawn crew maintains them.

Q: Can the board provide a directory of homeowners?

A: This has been discussed and most people are resistant to publicizing this information.

Q: Could people choose to not have their information published?

A: Yes, however, we would need to get input from every homeowner and we have been unable to get sufficient responses in the past. There is information on the Monroe County Tax Site and on RocDocs, which is all publicly available information.

Q: Several people speed on Cornwall Crossing. Could signs be installed for "Children at Play"?

A: We have asked the town before and they found that those signs do not work. They did install "SLOW DOWN" signs on the posts last summer.

Meeting adjourn at 7:35pm