

# Wellington Home Owners Association

Annual Meeting Minutes – June 12, 2019

## Paul Road School

7:00pm

**Attendance:** Jim Newton, Erik Rockwell, Doug Williams, David Simpson, Mike Stanko, Devon Christopher

**Homeowners:** 11

## FINANCIAL UPDATE

Devon Christopher, Treasurer

### 2018 Year End

- Collected \$43,362 in Dues
- Expenses
  - General Maintenance: \$38,583
  - Insurance: \$4747
  - Taxes: \$1322
  - Legal: \$570
  - Misc.: \$1317

### 2019 Year to Date

- Collected \$41,694 in Dues
- 15 homeowners have not paid dues. They are being sent to collections.
- Account balance of \$36,518

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

## PONDS

Mike Stanko, Director

The ponds continue to be the biggest issue of the neighborhood. We are currently in the 2<sup>nd</sup> year with a new company to treat the ponds. They are taking a different approach, using more of an herbicide treatment to counteract the algae. They have been coming out regularly and started early. We are hopeful they will produce great results.

The fountains have been turned off this week by the company's request so they can apply treatment.

The ponds were designed to be retention ponds and are adequately serving that function. The town and DEC have both found no issues with the ponds themselves. The issue with algae in pond #1 (with the deck) is its depth. The shallow water and warm temperatures increase its growth.

We feel the current company has done a good job thus far considering appearance in years previous with different treatment plans. We have taken some additional steps to help. We have two homeowners that periodically rake the surface of the ponds to remove algae and plant growth. The lawn maintenance company has been asked to mow clippings away from the pond instead of into

them. We are also leaving a small buffer around the ponds' edge to try and keep geese out of the water.

Unfortunately, many homeowners fertilize their lawns and that enters the storm drains which empty into the ponds. This only helps the algae and other plants to grow. We ask that homeowners blow the clippings back onto their lawns. Clippings left in driveways and streets will eventually end up in the ponds.

*Question: Are the ponds looking better this year than last year?*

**Answer: We agree the ponds to appear better so far. Although, we have had cooler weather compared to last year.**

*Q: The grounds crew have been seen blowing clippings into the road.*

**A: We have seen this also and will continue to ask them not to.**

*Q: Why isn't grass around pond #3 being cut close to edge? There have been mice and snakes in the tall grass around pond #3.*

**A: This issue was brought to us recently. We have asked the crew to mow as close as possible. We have also asked for line trimming to the edge once a month. We are looking to make an improvement there and will not be keeping the barrier for the geese. A homeowner has used other methods to deter the geese.**

*Q: We have heard that depth is contributing to the issues on pond #2 also. Is anyone looking at options for a 5 to 10-year plan?*

**A: We have looked into dredging previously, at least for pond #1. We obtained estimates which were into the 5-digits. Cost has been the biggest deterrent keeping us from going to dredging. There are also logistical concerns such as what becomes of the material removed.**

*Q: You have mentioned that the town and DEC are "OK" with the ponds. Is there any grant money available that may help?*

**A: We have not looked into this option but will discuss further. Additionally, there is a report on the website from a few years ago by Monroe County Soil and Water Conservation.**

## **TREES**

David Simpson

We are well into the five-figures for the removal of ash trees in common areas. We are only about half way to completion of removal. Because of their increased death rate, we have been financially focused on removing trees and have yet to replant. Recently trees were removed in the common area between Toni Terrace and Wellesey Knoll. We need to distribute funds accordingly to keep ahead of problematic trees. A homeowner has volunteered to plant some oak seedlings in the common areas.

*Q: Is there a list of trees coming down on the website?*

**A: No, there is not currently. We have quotes for additional trees identified. We can notify the community when we do this next.**

*Q: Are there plans for the areas that were left behind?*

**A: The piles of wood chips will be removed. Otherwise, there are no plans to plant grass. It will remain "wild."**

*Q: Around pond #1 we have noticed several not picking up dog waste. Does the board have any suggestions?*

**A: There is nothing the board can do. We suggest contacting an animal control officer.**

*Q: Does the town have a "pooper scooper" law?*

**A: We believe they do but are unsure for certain at this time.**

## **VOLUNTEERS**

There used to be a beautification committee in the neighborhood. If anyone is interested in helping out, please let the board know. Or also share any suggestions.

## **ADDITIONAL QUESTIONS/COMMENTS**

*Q: We have just moved into the neighborhood. Are exceptions made to the fence restriction?*

**A: The board cannot change the bylaws. We only interpret what is written. The bylaws are presented when purchasing a home.**

*Q: There appear to be other six-foot fences in the neighborhood.*

**A: The board has the ability to cite violations. There are some cases however where town law supersedes the bylaws. An example would be fence requirements around pools.**

*Q: Can the board provide a directory of homeowners?*

**A: No, someone else would need to volunteer. This has been discussed previously and most people are resistant to publicizing this information. We could ask for email addresses with due notices, but they would be used by the board and not distributed.**

Meeting adjourn at 7:26pm