

Village of Princeton Homeowners Association  
Council Meeting  
June 26, 2019

I. The meeting was called to order at 8:52 am by Doug Sizelove. Attending were Council members Dick Linden, Tom McGinn, Norm Ricker and Jeff Smith. Also attending were Karen Mulvey, Landscape Committee Chair; Janet Burgess and Caroline DeCray, CSK Management; and Nancy Ames, Recording Secretary. Phyllis Orlando, CPA, attended briefly.

II. Norm Ricker moved that the minutes of the Annual Meeting of May 9, 2019 and the Council Meeting of May 22, 2019 be approved. Tom McGinn seconded the motion. It passed unanimously.

III. President's Report

Doug Sizelove reported that Marc Fraser has continued testing the DICE/IP Telex solution to the alarm panel problems caused by the Verizon transition. Testing revealed that the reliability of signal reception depends on many factors including message formats, frequencies used and routing paths. While testing continues, he is negotiating a contact. Once completed, Princeton Village alarm systems will be reprogrammed. Meanwhile, residents are reminded to call 911 in an emergency.

Road work on Chandler Drive near Chatham and Devonshire will begin late July. Residents will receive an email reminder to avoid that area if possible while work is underway.

IV. Committee Reports

A. Financial

Phyllis Orlando discussed a recent IRS ruling on expenses being appropriately charged to Deferred Maintenance versus the Reserve Fund. Ms. Orlando advised the Council to set up a Deferred Maintenance Fund, along with a dedicated checking account, and, in the next budget, to allocate funds for painting and tree removal to that fund rather than to the Reserve Fund. As Princeton Village already has a Tree Work account, Ms. Orlando advised that renaming it as Deferred Maintenance in next year's budget and using it for both painting and tree work will result in the Village being in compliance with the IRS. This will not affect the amount of funds required for these items. This is simply an issue of adjusting to changing IRS rulings.

The Council agreed, with Ms. Orlando's concurrence, that there is no need to hire a consultant to review our Reserve Fund projections. The Council has adequate oversight and control processes in place.

Princeton Village has an operating surplus of \$34,473 from 2018. The Council agreed to allocate a portion of the surplus to cover the approximately \$12,000 shortfall in Snow Removal. Therefore, there will be no need for a special assessment for snow removal at this time.

The funds remaining after offsetting the snow removal overage must be used by the end of the year or transferred to the Reserve Fund.

#### B. Landscaping

Karen Mulvey, Chair of the Landscape Committee, reviewed work done and expenses incurred so far in 2019 as well as several projects slated to be completed in the near future.

There is a serious issue with a tree at #1240. The tree is afflicted with Fire Blight and Rust, both of which can easily spread to other susceptible trees and shrubs. Although the homeowner would like to try to salvage the tree and has offered to fund the work, the Council reluctantly and regretfully agreed that, because the treatment cannot be applied until next Spring, the subject tree meanwhile presents a danger to other trees and shrubs in Princeton Village and must be removed.

Karen led the Council in a discussion about the Forest Fragments in the Village. The question is what to do with leaning or fallen trees in these areas. Should they be left in place to deteriorate naturally or should they be removed? The Council agreed that the decision should be made on a case by case basis.

There is a water run-off issue at #1184. Karen will look into the source of the problem.

A resident, Kelly Markus, has generously volunteered to care for the rose bushes in Princeton Village. Homeowners will be notified via email and given the opportunity to opt out if they prefer to maintain their roses themselves. Council agreed to reimburse Ms. Markus for out-of-pocket expenses up to \$150 for this growing season.

#### C. Maintenance

The Council agreed to purchase a 16' extension ladder for Dick Linden's use in helping residents with clogged gutters. The cost is not to exceed \$150.

Two bids for concrete steps to replace the railroad tie/asphalt steps have been received. The Council agreed to have the steps at #1221-1222 done as a test. If Council is pleased with the outcome, additional steps will be done over a period of several years.

D. Architectural Compliance

The following ARFs were approved:

#1231 Installation of faucet for deck (awaiting insurance cert.)

#1195 Installation of faucet for deck (awaiting insurance cert.)

#1240 Conversion of porch to four season room (awaiting contractor cert.)

Open Queries:

#1225 Front door awning on hold pending other solutions

#1219 Installation of "hard Wired" propane line to deck gas grill (developing specs)

#1238 Replacement of garage rear door

#1200 Replacement of front storm door (also provided specs on replacement of front door assembly)

#1216 Change from door lock set (no ARF needed, but purchase from A-1 Security with HM master key option)

#1184 Lattice work under four season room

#1218 Request to stain upper cedar deck with approved color but leave lower deck original (denied)

#1236 Deck enclosure with new windows

V. Resident Business

A. Rear Garage Door at #1238

The rear garage door at #1238 needs to be replaced. The Council discussed at length whether this is the homeowner's responsibility or the Village's due to the fact that this door was added after initial construction but before the current owner purchased the property. The door was installed in 1994 with an ARF. There is no clear PV language as to who is responsible for future maintenance of this owner-added improvement. Doug Sizelove, Tom McGinn, Jeff Smith and Norm Ricker voted to have the Village replace the door. Dick Linden

objected. A work order will be given to Egan to replace the door with one that meets current specifications. The drainage issue that caused the problem will be addressed.

B. Tree Removal at #1188

A leaning beech tree at the rear of #1188 at the mow line will be removed. The tree has irreparable damage and is listed as a Four in the tree survey. This is compounded by tilt angle that further makes this a dangerous tree that would take out or damage surrounding trees. The contractor will be asked whether the beech logs have monetary value. If not, the pieces will be moved into the Forest Fragment area out of view of the homeowner.

VI. Old Business

Due to water damage, the Village will cover the cost of replacing baseboard, wallboard, etc. at #1223. Carpeting, however, will not be replaced.

VII. New Business

None

VIII. Discussion Items

A. Phase 1 of the garage roof project will be completed this summer

B. Dryer vent cleaning will begin July 29. Residents will be contacted by Lint Doctor to schedule appointments

IX. Information Items

A. Owner Balances

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log - no outstanding issues

X. The meeting was adjourned at 11:45 am. The next meeting will be August 28, 2019.

Respectfully submitted,

Nancy Ames  
Recording Secretary

