

Village of Princeton Homeowners Association  
Council Meeting  
April 28, 2021

I. The meeting was called to order at 9:00 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Dick Linden Jeff Smith, and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray, CSK Management. The meeting was held in the Ardmore Room of the Community Center.

II. Norm Ricker moved that the minutes of the December 3, 2020 Council Meeting be approved. Sandy LeDuc seconded the motion. It passed unanimously. The Council reviewed the schedule for 2021 meetings.

IV. President's Report

In May, Aqua plans to begin water main repair/replacement work in Hershey's Mill. Hershey's Drive from the Main Gate to the Chandler Drive intersection, and Chandler from the intersection through Ashton, Brighton, and Inverness to the Golf Club will be affected.

Planning for expansion of the Community Center continues.

Doug Sizelove provided background information related to the recent survey taken about a proposed dog run. The survey was taken in response to a suggestion from a resident who voiced objections to this project. He also explained that a dog park had been proposed, but received very little support from the Master Association. The dog run was thought to be an option more likely of gaining MA support.

V. Committee Reports

A. Financial

Jeff Smith reported that all areas are within budget with the exception of Snow Removal. In the ensuing discussion it was acknowledged that our 2019 O&M Account excess was moved to our Reserve Account, per law, and agreed that a portion of our excess for 2020 will be used to pay for the Snow Removal excess.

B. Landscape

Sandy LeDuc reported that landscape work has started now that winter has ended. Projects already completed include berms near the speed bump, a berm along the side of 1178, and turf restoration behind 1197-1199. Mulching will be done this year, but HMLD has not provided a schedule. Sandy also reported that she had requested that a home owner remove a compost bin that was placed in the common area without prior approval. Sandy had coordinated her action with all Council members.

C. Maintenance

Norm Ricker informed the Council that the trash/recycle doors have been replaced, the remaining third of garage roofs are being replaced, and the remainder of replacement steps, and remainder of original chimney caps will be replaced soon.

Norm, Dick Linden, Rod Lukens, and Caroline DeCray will inspect building exteriors on May 4, 2021.

Norm also informed us that the cost of building materials has increased dramatically and that availability of some items is a problem. This may impact the budget and our ability to respond to home owner complaints.

D. Architectural Compliance

Dick Linden reported the following approved ARFs:

- 1234 shower vent through roof
- 1176 rear sunroom expansion
- 1207 mini-split HVAC for rear sunroom
- 1179 addition of deck spindles
- 1231 four replacement front windows
- 1180 six replacement windows
- 1198 repair and repainting of deck

Dick also returned an incomplete ARF for two new windows, which was then withdrawn, provided a salvaged casement window to a home owner, and consulted with Sandy on a proposed landscape project.

VI. Resident Business

Since our last Council meeting in December 2020, two home owners made inquiries about the use of generators. One was for a portable generator and the other was for a permanent stand-by generator. Both inquiries were coordinated with all Council members by email. In both cases the Council voted 5-0 to prohibit the use of generators at this time. Emails were sent to home owners on February 20, 2021 (portable) and February 25, 2021 (permanent) informing them of the decisions.

VII. Old Business

CSK provided documentation from the legal review of our proposed Amendments to the Declaration of Covenants and Easements for the Village of Princeton. It was agreed to defer discussion until such time as a meeting of all residents can be scheduled.

VIII. New Business

Doug Sizelove provided a summary of dog problems that have occurred since late September, when there was a dog attack. The attacking dog, a rescue, was removed from the Village almost immediately. He gave a chronology of incidents that have occurred with a second rescue dog and the same owner, and the actions taken. Information has been provided to dog owners in Princeton and nearby Villages, as incidents (but no contact) have involved dogs, not people. This information was provided to Council members due the Board of Directors President asking for a report of these problems from one of our residents.

IX. Discussion Items

There were no discussion items.

X. Information Items

A. Owner Balances

CSK provided a comprehensive list of aged owner balances, most of which appear to be cleared up. There are two longstanding overdue accounts. For one, the reason appears to be related to serious health problems, and the Council agreed to take no action at this time. For the other, repeated attempts to have the problem addressed have been ignored by the home owner. The Council agreed to have our lawyer pursue this.

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 10:40 am. The next Council meeting will be held on May 26, 2021 at 9:00 am.