

≡ APPROVED ≡

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: March 14, 2019 at 6:30

Board Members

Present: Charles Brisbin (Chuck), Nicole Keros, Brett Poyner

Absent: Gary Scott and Beth White

Also present: Brian Reese and Bob McKinley, Community First Management

Owners Forum

Residents informed management company of a variety of small holes that are being discovered throughout the neighborhood. Some residents have placed items such as toy shovels in the holes to prevent people from stepping into them. Management company will proceed with surveying the areas in question.

Residents asked about replacement mailbox numbers. Due to the repainting of mailboxes, many variety of mailbox numbers have been seen. Management company will provide the appropriate size and font for replacement numbers so the neighborhood is consistent.

Resident inquired to the approval of a video door bell. Due to the high number of requests, all Nest, Ring, and other video monitoring door bells are approved for installation without an architectural approval. This is strictly for door bell installation only.

Resident inquired about the condition of the pool area prior to spring opening. She asked for power washing of sidewalks, patio furniture, and PVC lounge chairs to ensure the season starts clean. Additionally, pool depth markings were questioned. Management company will make note of this and take necessary actions closer to the opening of the pool.

Door colors were questioned. Original doors were painted in green or red based on the brick color and trim. Likewise, shutters are also in two different shades of green to be more compatible with the esthetics of the homes. The rule was changed for all doors to be painted red. The board provided the reason that a green paint could not be found that looked appealing. Resident shared that she would look into green paint colors if painting green doors green would be reconsidered. Board agreed.

Fence staining process was questioned. Management shared that a current letter is being mailed for all units that have not completed fence staining or have incorrectly stained. If work is not complete by the date set forth within the letter, unit owners will be assessed for completion of the work by a contracted company.

Motion

Approval of January 2019 minutes

- motion to accept by Brett and seconded by Chuck- approved

(3)

Treasurer Report

Reserve Balance - \$477973.96 including operating reserves

Architectural and Covenants Committee

No report.

Landscape Committee

Full service will begin this week. Workers will be on property weekly starting 3/15/19. The regular landscape crew will begin starting in April.

Any concerns for landscaping or yard concerns should be directed to the management company.

Bush replacement walk-throughs have been completed and a plan is being provided with bids for consideration. Additional shrubbery will be added to the dead end of Peyton and Winwick where the church cut down trees leaving an openly exposed parking lot.

Bids are being solicited for completing the walkway around the pond on the Salem Road end. This end of the pond has a steep incline and also has drainage concerns that need to be addressed. This is a current project that will need additional consideration.

An initial turf application was put down this week. Residents are reminded that NO treatments of any kind, trimming, or planting of plants are to be done in the areas outside of homes. These areas are considered "common ground" and are not to be treated/landscaped by residents.

Due to termite damage throughout the property, residents are encouraged to keep mulch away from the base of home structures within the fenced in areas. This has also been communicated to the landscape company.

Pond Committee

Pump has been fixed.

Lake Management continues to manage the water conditions.

Social Committee

Bunco is a huge success! It will be continued every month on the last Friday in the Clubhouse.

Egg hunt is scheduled for April 13th. All families and extended families are invited to attend.

A neighborhood map has been requested. It will be emailed to the Social Committee Chairperson by the management company.

Book Club meets April 3rd. It will continue to meet monthly the first Wednesday.

The committee has asked for the website to be maintained with current events. Management company has asked for Chairperson to email information needed to the management company for addition to the website.

Website Committee

With the website being managed by an independent contractor, there is not a current website committee.

The website will be checked by management for up to date information.

Pool Committee

No report.

Managers Report

All clubhouse lights are working. Bulbs have been replaced and globes cleaned.

Forest Exterminating has confirmed they do not subcontract out termite inspections.

Dominion Power has completed requested work orders of replacing street light bulbs and broken transformer boxes. They have provided the board with a quote for consideration for additional lighting installation on the Dam Neck Road side of the neighborhood.

No "as built" diagrams have been found with the city. Unfortunately, at this time, any water valve issues/repairs will result in water being shut off to the entire neighborhood.

Termite reports have been reviewed and there are several units with termite activity including the clubhouse. Areas are being treated.

Front entry wall has been power washed as requested. Downed tree has been removed by James River at our request.

Unfinished Business

Forest Exterminating contract will be reviewed to ensure accessibility and rescheduling for homeowners. Inconsistent messages are being provided to homeowners as far as scheduling inspections.

Rental Cap Amendment forms are still being received. Though additional calls have been made, a minimum number of additional ballots have been received.

Dominion Power has submitted a bid for the purchase and installation of a light fixture as has been discussed for several months. The style of light pole is being discontinued. The proposal for installation has been provided to the board for consideration. However, after walking the property with concerned residents, the location of the light pole could not be determined. The discussion will continue moving forward.

New Business

Speed bumps are beginning to deteriorate. Board has requested the management company

to research the cost of alternate speed bump options.

Meeting adjourned at 7:30 pm.

No Executive Session Held

APPROVED UNANIMOUSLY BY BOARD
5/9/19
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