

**Minutes of the Dorsey's Search Townhouse Condominium Association, Inc.  
T/a the Greens at Fairway Hills  
Board of Directors meeting  
June 18, 2007 at 5650 April Journey**

Directors present: Cathy Sagrillo, Lesley Riley, Alicia Oro, Karen Morrisette, Tracy Fitzmorris-Kujawa.

Residents Present: Donna MacIsaac 5590; Tom Stanges 5732; Lin Bartle 5730; Vivian Clark 5636; Ihor and Natalie Gawdiak 5538; James Dillingham 5738

Management Company representative: Stanley Greenberg

Open Forum: Owners inquired about the following issues.

Now that the woods along the golf course have been cleaned out, will there be plantings back there to shield homes from golf balls, and will there be poison ivy control applied to the area? Landscaping committee co-chairs Tom Stanges and Alicia Oro advised that the landscaping contractor will be doing poison ivy control several times a year. Regarding plantings, the Association does not do plantings in the wooded area. If a resident wants to do any plantings in the woods, he should first check with the landscaping committee. An owner inquired about whether the golf course uses toxic sprays on the golf course. The Association is not aware of any such spraying, but the owner can make a direct inquiry to the golf course.

The meeting was called to order at 7:10 pm.

All Board members except one have approved the minutes. The minutes will be resent to the remaining board member.

Report of the Property Manager: Mr. Greenberg advised that there had been recent communication with one homeowner regarding the fact that termites had been found in her property. Regarding this matter, Alicia Oro advised that she has talked to our landscape company and found no indication that termites originated in the mulch applied by the contractor. The Board agreed that Alicia would prepare an explanatory letter which will be sent to all homeowners in the affected row. The letter will advise that termite treatment is the resident's responsibility and will recommend that all homes in the row get treated.

Stanley also advised that the resident at 5587 has asked for a tree to be cut down because it is blocking light to her home. The landscaping committee will respond to the owner.

Budget: The Board and Mr. Greenberg went through last year's budget line by line, comparing budgeted amounts with the actual 2006 and actual or projected 2007 expenses. Two items are of particular note: water and sewer expenses increased approximately \$11,000 and our insurance premiums increased approximately \$14,000. In addition to

some other increases in various expenses, these two large items combined resulted in the need to increase dues. An increase to \$135 was unanimously approved by the Board, and it is effective immediately (August 1). It was noted that there had not been a dues increase for several years. Even with this increase, the planned annual deposit to reserves will be short this year, but will be back on an even keel in 2008.

Election: Tom Stanges and Karen Morrissette were each elected to three year terms on the board, based on 12 votes cast for each candidate by the owners present. This election followed bylaw procedures, following the lack of a quorum at the planned election at a prior meeting.

Architectural Committee: An architectural review surveyor has been hired to do inspections of all homes. This will take place in the next few months.

Outgoing President Cathy Sagrillo listed projects which she recommends the new board undertake in the near future:

1. Seal the parking lots.
2. Stain (not paint) the curbs.
3. Sidewalk/curb/driveway repairs and slab-jacking
4. Graffiti on the Verizon boxes and exposed Comcast cables. Owner James Dillingham volunteered to author the letters to Comcast, with copies to appropriate public utility authorities, to insist that this work be done.

Lesley Riley advised that an NV owner was told by a home inspector that his/her deck is dangerous. NV owners are advised to ascertain whether their decks have similar/same structural problems, including defective workmanship with regard to attachment of the deck to the house.

It was also noted that sprinkler recalls of possible relevance to NV homes have been extended to August 2007. See [www.sprinklerreplacement.com](http://www.sprinklerreplacement.com) and check the sprinklers in your NV homes. Some defective/recalled sprinklers were located in an NV home as recently as last week.

Parking: Alicia Oro advised that two letters are being drafted concerning parking issues. Tracy Fitzmorris-Kujawa will advise the towing company of the names of the new board members who can authorize towing.

Landscaping: Tom Stanges and Alicia Oro advised that much landscaping work was done recently. Trees were planted, mulched, staked, watered, and water drip bags installed. It is essential that owners make sure that the water is flowing to the root ball on a continuous drip basis. The wooded areas along the golf course were also cleared out.

Website: Karen Morrissette advised that [www.thegreensatfairwayhills.com](http://www.thegreensatfairwayhills.com) has been updated by our new website host/manager. Minutes have been posted (some are still being located) and the new board positions will be listed. The website contains a link so

that owners can send emails to the Board's email address which is [apriljourneyowners@comcast.net](mailto:apriljourneyowners@comcast.net). This email address is also a means for owners to share information with each other by sending a message to that address.

Board Positions: The Board members determined the assignment of board positions as follows:

President: Karen Morrissette

Vice-President: Lesley Riley (and Architectural Committee chair)

Treasurer: Tracy Fitzmorris-Kujawa (and Parking Committee chair)

Alicia Oro: Secretary (and Landscaping Committee co-chair)

Tom Stanges: Director at Large (and Landscaping Committee co-chair).

The Board seeks a member or members of the community to serve on the Pet Committee, which position is currently vacant.