

Colonial Village I, A Condominium

April 2008 Meeting Minutes

Next Meeting: May 28, 2008

The January CV1 Board meeting was convened at 7:00 PM on April 30. Present were Geoff Schwartzman, President; Neil Chritton, Vice President; Chuck Edwards, Treasurer; Michael Cardman, Director-At-Large; David McPherson, Condo Manager. Five residents attended.

- 1) Resident Forum – A resident objected to the placement of a “Use Sidewalk/Curb Your Pet” sign in the courtyard at 1800 Key Blvd. A letter was received on the same subject. The Board approved painting the back of the sign green to conceal its presence when viewed from dwelling units. A resident suggested that efforts be made to better educate residents about the types of materials to be recycled; the Board expressed the intention to do this. A resident pointed out that the March minutes had not been posted yet; the Board acknowledged that they should be posted more promptly. A question regarding washing machine repairs is discussed below. A question regarding tree pruning is addressed in a supplemental landscaping report, attached.
- 2) Treasurer – The most recent financials present a modest surplus. Recent rain has helped with the water bill.
- 3) Old Business
 - a) Coinmach Laundry Equipment – A Coinmach representative was present to address multiple complaints from management and residents regarding deficiencies in installation of new equipment and follow-up on repairs. The representative offered some explanations, but acknowledged the flaws and promised to address them. Management will follow up.
 - b) Water/Sewer Issue at 1917 Rhodes -- All Plumbing (contractor) repaired the broken sewer at 1917 Rhodes St. for \$11,900. It appears that this has resolved the long-standing water inflow problem at the boiler room at that address.
 - c) Asbestos – The Board unanimously affirmed the previous e-mail vote to contract with Atrium, an asbestos project management company, to obtain bids and oversee the asbestos abatement in the crawl-spaces. The cost for bid prep is \$6,250. Project oversight will be \$150 per hour, the extent of which will be determined later.
 - d) Door Replacement – The Board unanimously approved \$3,937.50 to replace two damaged exterior doors at 1902 and 1904 Rhodes. Contractor is Precision Doors.
 - e) Tuck-pointing – The Board approved development of a contract with Thomas Downey, Ltd., to prepare a scope of work for tuck-pointing.
 - f) Shutter Repair and Replacement – The Board approved not to exceed \$4,000 for replacement/repair of damaged ornamental shutters throughout the community. Our own engineering staff will repair first floor shutters reachable with a single-span ladder.

Minutes are also posted at colonialvillagei.com.

May Meeting – 7:00 pm May 30, 2008 in CVI Meeting Room, 2021 Key Blvd.

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Colonial Village I Spring Landscape Report

To: CVI residents

From: Chuck Edwards, landscape chairman

Re: Landscape status

Date: May 30, 2008

Plant Losses

Over the winter, we lost the following shrubs and trees due to age, insects, accident, disease or drought: a large azalea; a large pieris japonica; a large viburnum; a dogwood; and at least a dozen Japanese hollies. These will all be replaced next year.

A special note regarding Japanese hollies: These are the evergreen shrubs that surround and conceal the air conditioner compressors throughout the community. Last year's drought severely stressed these hedge plants, and we will have to replace at least 25 next year.

In the next couple of months, I will be pruning out excessively dense Japanese hollies to try to revitalize some of them. This will leave the hedges looking a little ragged this year, but they should fill out next year and be healthier.

Spring Planting

The majority of the spring planting has been completed. The major work was performed in the courtyard at 1900-1906 Rhodes, but there were also significant plantings in the courtyard at 1800 Key Blvd, and along the east side of Rhodes.

Still in the planning stages are plantings in the flower bed at 2007 Key and in the pedestrian "circles" at the intersection of Rhodes and Key. These areas were previously planted with annual bedding plants, but these plantings will be replaced with shrubs and perennials that do not require heavy watering and spring/fall replacement.

This comes close to exhausting our landscape improvement budget for 2008. Next year, the priority areas will be the courtyards at 1916-1924 Rhodes and the 1800 block of Key Blvd.

Tree Pruning

We have exhausted our discretionary pruning budget for the year, although emergency work will still be performed, of course.

We had a request to prune or eliminate trees on the east side of Rhodes (1901-1913 Rhodes) that are overhanging the roof. One such tree has been removed but the rest of the pruning must be deferred until 2009 for budget reasons.

A pine tree near 1917 Rhodes had to be removed to allow emergency sewer work. This will be replaced sometime in the future, depending on the budget.

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