

Salisbury Quarry HOA  
Meeting Minutes  
March 6, 2011

Attendees: Mike Nowak, Deb Parr, Ann Stump, Karen Bates, Claudia Szczechowski,  
Amy Bourcier

Guest Resident: Ed Plocek

Meeting was called to order

Treasurers Report:

The total balance in our account to date is \$47,055.91 and the total in delinquent dues owed is \$30,439.15.

Welcoming Committee:

Amy has 4 baskets to deliver to new residents and one to Amber Hampton at 2805 Back Bay who was missed by accident who has been here since July. She will continue to insert the deeds and restrictions in the baskets because most residents are not receiving them at closing.

Grounds Committee:

- a. The lights at the entrance are not staying on after the breaker has been reset which has been an on going problem for some time due to an electrical short. We do not like that our entryway and Quarry sign are not lit and had to wait for the weather to break to have an Electrician access the problem. The lighting on the islands are old and need to be replaced by new energy efficient ones which will include all new wiring, which is where the problem is. This is to be phase 2 of our lighting project that we were waiting for Spring 2011 to start since we did phase 1 last year with replacing the post lights at the entrance. We are in the process of setting up an Electrician and looking to purchase new lights so it can all be done at the same time to save money.
- b. We are discussing how to deal with the missing trees between the sidewalk and road in front of some of the properties which are required. We hope to have a decision made soon.
- c. We have been hearing for a while now that our streets are going to be paved, so our President will call the township to inquire about them to see if they will be done in the near future.
- d. Aqua Pond has submitted their new contract for 2011 for pond management consisting of reinstalling the fountains for Spring and removal in the Fall, weed control and such. Charges will be as needed and will require authorization from the board first

before any treatments are to be done. They will require a \$1500 payment in April to be able to order the chemicals for the Spring treatment. The new water seals have been ordered for the fountains. A progress report will be given on a regular basis to the board by our request. We will also remind them of the sprinkler repair that they agreed to pay for at pocket park, that they damaged by accident while working there. Signing the new contract is contingent to that being taken care of first.

#### Web site update:

- a. We are still adding information to our new website and apologize for the inconvenience it has caused . We have started adding the financials but residents will need the password to gain access to them, you can contact us through the website for it and we will email it to you. Once you have the password you can login at the bottom right hand corner of the front page. This keeps outsiders from gaining access to them which is typical for allot of communities. We want our residents to see where the funds are being directed and we welcome any questions and or comments.
- b. We are also looking into having forms residents can fill out online or download and submit to the board for exterior home improvements which are required per our D@R's.
- c. Soon we will also resume posting the delinquent dues list.

#### Garage Sale:

Our annual community garage sale will be May 20/21, 2011 with the rain dates being June 3 / 4.

#### Land tax:

We looked into the 4 parcels that the HOA was receiving tax bills for and they are for pocket park and the pond and land surrounding it and the area along Salisbury road and our side of the body of water along the Quarry.

#### Delinquent dues:

The 2<sup>nd</sup> delinquent dues notices was mailed out by Remax with little response. It seems that after years of lack of action other then threatening letters and placing liens on properties this action does not seem to be effective. It is time to take a stand and move forward with the Court collection process which we have looked into with our Attorney. It is not fair that 99 of the property owners are not paying their dues for whatever the reason is while the rest are. When purchasing a property in the Quarry and many other subdivisions you are aware that there are association dues required to maintain the neighborhood. Which is the attraction for most of us buying in here to be able to live in a upper class well kept community . This consists of grass mowing, fertilizing and weed removal, pond maintenance, snow removal where required and paying the electric bill for the street lights and entryway lights which we are responsible for. These things are not free! If these things are not maintained , can you imagine what our neighborhood would look like and what that would do to our property values which we are already struggling

to keep. We have done some checking and the Quarry dues are actually the cheapest around and that is a fact. If everyone were to pay their dues we should not have to make many increases in the near future. But, if the delinquencies continue the way they are then a possible increase might be due in the near future and we guarantee that those of us who( are) paying will not take that news very well. So those of you who refuse to pay need to consider the reasons we have given you and also knowing that your neighbors will know who you are, should be enough reason to pay.

New Business:

Dumping signs:

We will look into putting up no dumping signs along Indian Town where we are continually getting residents dumping Christmas trees, brush etc. Mike will call the two townships to see how we can acquire them.

Block watch signs:

We are also wanting to add block watch signs.

Block Watch:

Resident Ed Plocek has offered to spearhead the block watch for our neighborhood which it seems that we are in need of being we have had mailbox issues and some vehicle break-ins. He will be gathering the information needed to get this started. Usually flyers are sent to all residents and a meeting or meetings are required. Several Sheriffs will be attending our April 6<sup>th</sup> meeting to discuss this and we are asking all residents to please attend so we can learn how to make our neighborhood a safe place to live.

Proposal for Lawn Maintenance:

Pro Edge Lawn Care has submitted a proposal for their services and it has been accepted. They will be mowing and fertilizing our common areas and removing snow in the winter months. They are also able to do sprinkler repair which we are in dyer need of and they will also be able to remove the dead pine trees at the entrance which are not included in the main proposal. They will hopefully start the sprinkler repair at pocket park soon because we will be needing to start the first pond treatment soon and we will need to sign the contract for that.

Mail box repair:

For those of you that need repair work done to your mailboxes, and we know you are out there, we will be posting contact information for you on our website. We ask that you please maintain your mailboxes to maintain the nice appearance of our neighborhood and to be considerate of your neighbors who have to look at your rundown mailbox. It is also required per our D @ R's.

Correction from October 2010 minutes:

It was brought to our attention recently that there was a mistake made in our October minutes. It was in reference to the mailbox vandalism we had back in June which was done by several male Anthony Wayne students and not St. Johns students. We apologize for the error.

Meeting adjourned at 8:40pm.