HAPPY HOLIDAYS



The Meadows at Topsfield Quarterly Newsletter – Issue #2

december 2018

# COMMUNITY NEWS

***Welcome to the Neighborhood***

Unit #1: Yolanda Melto
 Yolanda joined our community November 1st.

Unit #21: Debra and Peter Decoulos
 Debra and Peter joined our community November 15th.

***Thank You*** To Sandy Guido and Scott Hurley for stepping up and joining our Board of Trustees.

***Special Thank You***To Jack Dolan for serving the community for the past 4 years. Your time and efforts have been appreciated by all. We hope you take this opportunity to enjoy more time with family and friends and more golfing.

## COMMUNITY Projects – WHAT’S GOING ON?

***Holiday Party***: December 7th starting at 6PM over at Louise Levesque (#5) for appetizers, ending over at John and Barbara Hastings (#6) for desserts, **BYOB**. Holiday cheer is a requirement for both locations. Thanks Louise, John and Barbara for your hospitality as hosts this year. We are all looking forward to our get together, as always. Please let Louise and Barbara know if you plan to attend if you have not already done so.

***Snow Removal***: Now that winter is upon us, it’s time to plan for our inevitable dreaded snowstorms. **Our main community objective is to provide safe access/passage for all*,* in the most convenient and economical manner possible for our residents.** As such, the Board has consulted with Chris, our Snow Removal Contractor. In that every return visit of the plows beyond the initial snowstorm cleanup costs the community substantial additional funding, we would like to try for a one and done approach where/whenever possible. Chris has suggested the following:

* **Overflow parking will be plowed** **first**, so please keep all overflow areas clear until Chris can get them cleaned
* **Clean off vehicles** **in your driveways** prior to moving them to overflow parking areas
* Driveways will be plowed **after** overflow parking is cleared
* If you are not available to move your cars out of your driveways, please ask a friend/neighbor to help
* Turning on outside lights will help the snow removal team tremendously, especially for clearing the front sidewalks
* A reminder - our first priority is to clear out roads and overflow parking, especially by the mailbox. Driveways will be cleared as thoroughly as possible, pending Chris having unobstructed driveways to work with

In fairness to Chris, he wanted to reiterate that if cars are in the way when plowing is in progress – and he has to return to complete the job – it’s almost impossible to re-plow “properly” once the banks are frozen solid. We understand for those of you with multiple cars in the driveway that playing “Let’s move the cars” can be challenging, but we ask neighbors to do the best you can to facilitate our snow plowing needs.

***Trustees***: With the departure of Denis Gallagher, the Board presently has one unfilled position. In that Scott Hurley will be replacing Jack Dolan as Treasurer, the Board will vote him into the vacant seat when they meet on Dec. 17th. Scott will then be in a position to lead the Board forward in creating the 2019 budget. Sandy Guido will be present at the Dec. 17th meeting but will not be an official member of the Board until January 1st.

***Budget for 2019***: Scott Hurley and Sandy Guido will be working with Jack and the rest of the Trustees to provide a more comprehensive breakdown of anticipated 2019 HOA expenses. The current plan is to discuss the budget at the December 17 meeting and, with luck, come up with a final and unanimously approved 2019 HOA Budget.

***Financials***: Financials for Fiscal Year 2018 will be presented to the entire community after the first of the year when the records are complete.

***BY-LAWS***: The formal process for **approving the proposed language** for by-law changes - prior to sending to our lawyer for review, revision & execution – will take place in early December. Lucy Power will provide the ballots via email. The format to be used will be a Survey Application Form (Google.com).

***Gutters***: Pushed out a few weeks due to the unexpected early arrival of winter, gutter cleaning (front and back) took place Thanksgiving weekend. Now is the time to turn on gutter heaters – Tim is available to help if needed.

***Resurrection of the Meadows at Topsfield Website***: Lucy Power and Su are still working with GoDaddy to redevelop our website. We hope to have it up and running shortly after the start of the New Year. We’ll provide the link when completed, with a request for suggested enhancements from one and all.

***Siding/Handy Man***: CS Builders LLC from Ipswich, with the help of Tim, has replaced many of the damaged siding and damaged fascia boards. More work needs to be done come spring, so Tim will facilitate that continuing initiative with the vendor.

***Building Power Washing***: We need to protect our investment by maintaining the integrity of our building exteriors. Mold and mildew have built up on the siding; therefore, power washing will take place first thing in the spring. At that time, we will revisit the possibility of also power washing the decking, front and back, budget permitting.

***Septic***: Our septic systems were checked recently and no pumping is required at this time. However, it was recommended that we replace the filters at a cost of ~$2,400. Pat negotiated a $200 increase to our septic contract to cover replacements, so we will change filters in the spring and save the difference. Hats off to Pat for negotiating that cost savings for us!

***Golf Net***: We have been hoping that an investment of ~$1200 to repair the net behind units’ #21-24, could buy us more time before needing a full replacement. However, our recent windstorms have raised havoc with that net and we are not sure the investment is now a viable option. Tim will work with CS Builders LLC to revisit that workaround.

As always, suggestions and feedback are welcome! Once again, Happy Holidays to you all.

Pat, Jack, Tim, Sandy, Scott and Su