

Chatham Hills Subdivision Board
September 20, 2021
Meeting Minutes (Zoom Meeting)

Attendees

Curt Martin, Bob Layne, Chuck Fehl, Jon Carter, Sheena Mathai, John Weigel, David Ryall, Danielle Adams, Lilly Ryall, Jeremy Ayres (Lot 223), Jared Stofflett (Lot 225)

Minutes

The minutes of the meeting of the July were reviewed and were approved unanimously – Jonathan Carter proposed adoption and Jon Weigel seconded.

Treasurer

Danielle presented a written report and there were no issues. Tree work expense will go to capital reserves category.

Deeds & Restrictions

Sheds at Lot 243 (35797 Smithfield) & Lot 244 (35807 Smithfield) will be landscaped by October 31, 2021 to be hidden from street view in order to be approved by Board.

Safety

Two homeowners, Jared Stofflett (Lot 225) and Jeremy Ayres (Lot 223) attended the meeting to express concern regarding the home located at 35810 Briar Ridge Lane (Lot 228). The home has about 6-8 adult male living there that are transients. The boarders frequently change every couple of months. The cars have out of state license plates.

Lot 225 (Stofflett) has two young children and is concerned about safety of his children because of Lot 228. There are anywhere from 1-6 cars at the home during the day and at night. The home is zoned single family and there are anywhere between 2-8 adult males living there. Lot 225 has witnessed several males smoking in the street during the day, empty alcohol containers in backyard, lights in garage on 24/7 and garage door left open for 1.5 weeks. People are moving in and out of the home. Lot 225 does not feel safe and is concerned about the number of cars with winter approaching and cars getting stuck in the street. Lot 225 has sent an email to the city ordinance officer, Jeffrey Bodell, on Thursday, September 16 and did not receive a reply.

Lot 223 (Ayres) voiced concerned regarding Lot 228 also. There was recycling bin left out at curb with trash in it for weeks/months. The cars drive reckless there. He was almost hit with his child in car by a boarder. Once his daughter and wife were walking and witnessed one of the cars driving through the grass/yard to get to the main road. Lot 223 stated these are single family homes and not an apartment complex. Lot 223 has also contacted Mr. Bodell, and has not received a response.

John Weigel reported that he has spoken with Mr. Bodell today. He was told that an email went out to the homeowner this morning that the issue needs to be resolved immediately.

The home has broken vertical and horizontal blinds. The lights in the home and in the garage are left on 24/7. The backyard gas grill is bend sideways. The sliding door in rear of home has broken screen.

Flower beds at the home are not maintained and contain over 2-foot-tall weeds. There have been multiple sightings of boarders smoking marijuana in the street on Briar Ridge Lane. No garbage is put out on trash day for months with multiple boarders living inside.

Regarding other safety matters, on August 16 at 1:35am a ring doorbell alert went off at a homeowner's home on Heatherton Drive. There was a stranger on the video walking in their yard and then through another neighbor's yard.

There have been two incidents of fraud in the subdivision, both have been reported to the police.

Parks and Commons

1. A portion of the pipe which is intended to drain the low grassy area near the east side of the park (behind lots 208 and 207 on Smithfield) has been dug up and revealed that a connection had pulled apart and that a portion was clogged with roots and dirt. Repair is expected to be done in the next two weeks. Total estimated cost is less than \$1000.

2. Wasmer Bros. mowers did string trimming of park path on 9-17-2021, and also included mowing of park between creek and back lot lines of lots 16 and 17 (at end of Smithfield street farthest from Grand River.) Resident had complained to Jon about Wasmer not mowing there, so Jon marked grass with orange paint and sent photos to Wasmer with request to mow this area.

3. Sign near west park was vandalized, again, by bending. May want to consider replacing it with one done in portrait orientation rather than landscape in order to make more difficult to bend.

4. Cleanup of storm damaged trees in park:

Phase 1 (hanging branches on trees near paved path): Contractor began in early August but had to abort work due to storm. Still owes us 2 hours work, which is scheduled for late PM on Sept 22, 2021. This work has been re-scheduled several times due to wet weather and/or staff illness. Contractor has been paid for the 6 hours worked, and Jon has a CHSA check to pay them when they work the other 2 hours.

Phase 2 (trees which have fallen from park into back yards): Currently scheduled for Oct 12 & 13. Jon has two CHSA checks totaling \$5500, which will cover 8 hours of work. Another check or two will be needed.

Phase 3 (miscellaneous fallen branches, uprooted trees, and debris piles in grassy areas of park. Doesn't include leaners in the woods). Board has requested this get done in the winter when ground is hard, and contractors' rates are reduced. Likely Dec-Feb timeframe. I've heard that some homeowners (?) have already done some of this work and hauled firewood and bagged twigs out of middle of park. Others cleaned up in the west end of park and left branch piles near creek which we'll have a contractor dispose of in the winter.

Membership / Directory

Directory will be out first or second week in October. E-mail address line will be added to the dues letter. There is a total of 12 homes that still owe dues/late fee for 2021. One additional home owes for multiple years.

Social Report

Due to the uptick in Covid-19 number the summer picnic was cancelled. For the Halloween event, a pumpkin patch in the park will be held and the scarecrow contest will be advertised. Scarecrows will be built for each entranceway.

Entranceways

The Smithfield entranceway had a break in the sprinkler line. It has now been repaired. The landscaper will place fall mums in on or before October 1st. Ornamental grasses will be cut on or before November 1st. The sprinklers will be shut off when the mums are removed. The entranceways will be decorated professionally again this year.

New Business

Dues increase suggested to help pay for increasing costs of lawn, park and entranceway maintenance. A special assessment was also suggested to help re-fund a depleted capital reserves (due to storm damage) for the pathway, bridge, and table/benches replacement.

The Board would like to host an annual meeting in 2021, especially since the 2020 one was canceled due to Covid-19. Due to Covid concerns, Board will explore locations where residents can remain socially distance or via Zoom, possible date in late October.

Bob Layne moved to adjourn the meeting and Jon Carter seconded. The meeting was adjourned at 8:59pm.

Respectfully submitted,

Lillian Ryall

Subbing for Jonathan Brown (Secretary)