

Chatham Hills Subdivision Board
July 11 2022
Meeting Minutes (Zoom Meeting)

Attendees

David Ryall, Danielle Adams, Jonathan Brown, Jon Carter, Chuck Fehl, Ronda Harris, Sheena Mathai, Theresa Nagi, Lillian Ryall, John Weigel.

Minutes

The minutes of the meeting of May 9 were reviewed and were approved unanimously – Jon Carter proposed adoption and Jonathan Brown seconded.

Treasurer

Danielle Adams presented a written report of the current financial position and recent payments. Jonathan Brown asked that the lawyer's invoice be circulated so that the fee levels could be reviewed by the board as it exceeded \$3,000.

She advised she has not yet been able to move the special assessment funds to a separate account. David Ryall urged that DFCU be looked at as they have good commercial checking accounts.

Website

Sheena Mathai reported that a letter had been received through the website concerning the ramps etc. in the woods. The outcome of this will be discussed later in the report.

Membership

One further special assessment has been received. The homeowner who owes for around three years has now been foreclosed. This now has to sit for six months to give the homeowner chance to pay but then the actual foreclosure will go ahead. The directories are scheduled for an August 24 printing and should be delivered around Labor Day.

Safety

John Weigel reported that there are no safety issues.

Social

Lillian Ryall advised that the garage sale has taken place. Eighteen homes signed up, but it seems quite a few more homeowners took advantage of the situation informally. The annual picnic is scheduled for the weekend after Labor Day. However, the company that has always supplied the tent has increased its price from the \$600 they have always charged to around \$1000. She will see if this can be negotiated.

Entranceways

Chuck Fehl reported that Blueline Irrigation fixed the sprinkler timer at Smithfield with a new LED display and other components after a nest of brown ants had fouled the box's interior. That timer was last changed 10 years ago with the new sign. They also fixed a small leak in Treehill's first median which is the reason for all the dirt in the street. I called the city DPW about street cleaning.

The other problem at Treehill causing the flooded control boxes is a small leak on the city side of the water main on the second island three feet below the valve boxes. He will need to call the City to turn off the water, drain the area and repair the leak in the main line. This could take days - hopefully not weeks. He is sure this presents the opportunity for the City to install a meter there unfortunately.

He will work with the Butler-Smiths there on the corner to use his hoses to keep the flowers alive that he just transplanted there from the GR entranceways if a prolonged outage is forecast.

Bridge Project

Discussions concerning replacing the bridges had stalled because of the costs being mentioned. Prior to the meeting Chuck Fehl had submitted the below comments (partially redacted for the minutes).

“Upon close inspection, Dave and Matt Ryall and I believe these bridges still have useful lives remaining and can be updated and beautified very reasonably. Here is a suggested plan and cost estimates:

- * Hire a local resident (Andy Leach) to cut and prune the overgrown brush from the bridges. He has agreed to \$25 an hour and is available to start next week.

- * Have "Perfect Power Wash" (Livonia) brighten and power wash the six-foot bridge decks and railings for \$3,840. They need about a week's notice and will hook their truck mounted machine up to a nearby resident's hose bib. Each bridge cleaning will require 100 to 150 gallons of City water. Its brightener is 100% biodegradable and EPA approved for use on docks and around freshwater and safe for landscaping. I suggest \$25 compensation to each resident participating in this for water usage.

- * Attach a 1"x5" solid Trex railing cap (in grey) to the top handrail of each bridge. This would be an improvement over the existing splintered wood handrail and add strength, comfort and beauty to the structure. Northville Lumber has what we need at \$4.75 per linear foot sold in 12-foot lengths. Total material cost would be \$3,000 figuring 600 linear feet including excess needed for waste and trim. Matt or an associate would do the install at say \$1,000.

- * I do not have estimates on the amount of 1x5" pressure treated lumber needed for replacement of soft or curled bridge decking, but it does not appear this is a big number. Say \$1,000 total with labor.

Therefore, our estimated costs for refurbishing ("maintaining") all six bridges with the above assumptions is \$1,500 for brush removal, \$4,000 for bridge cleaning, \$4,000 for top rail purchase and installation, \$1,000 for deck board replacement and \$1,500 for hardware and incidentals. Possible water sealing of the cleaned deck boards will be contemplated as a separate project.

The total project cost is estimated at **\$12,000** for a noticeable improvement to our existing bridge infrastructure done in a timely and efficient manner. This program doesn't call for permits, engineers, massive material removal and disposal, or managing a resident workforce, etc. This should give us many years of continued safe use for our lightly used bridges. Ten years from now, we may need to replace these bridges entirely, but they should be good to go with minor upgrades now at a price within our project budget. We should contemplate a separate sinking fund for this eventuality once the pathways are in. “

In discussion David Ryall mentioned that with the rise in the cost of oil the current pricing level to replace the path has gone from around \$140,000 to \$190,000 so if we can fix up the bridges at a lower cost that

would funnel savings to the path project next year. Then we could look to a plan of replacing one or two bridges a year. It was also mentioned that some unknown person has been out cutting back the overgrown brush by most of the bridges which is very welcome.

Chuck Fehl then proposed, and Ronda Harris seconded a motion as follows “To spend up to \$12,000 for correction and renovation of bridges including deck board replacement, power washing, top rail capping with Trex replacement and pruning of brush as needed”.

The motion was carried unanimously.

Parks and Commons

Bob Layne recently submitted his resignation from the Board. He was thanked for his help and the Board will commence looking for a replacement.

Jon Carter submitted the below report.

1. Dirt path in the woods near east end of park:

This path has been altered by unknown persons over the past couple years, including digging of holes adjacent to the path and building of ramps/mounds on the path with dirt and logs. (Also, the area has been littered with water bottles, candy wrappers, broken shovels and rakes, a 5-gal bucket, and a broken wagon.) In the May 2022 newsletter we asked whoever made the alterations to undo them and thereby return the path to original condition. Instead, it appears that additional alterations have been made since that request

2. Repair of turf damage in park associated with removal of storm damaged trees:

In the May meeting, Chuck pointed out that it didn't make sense to repair the turf near certain paths because those areas would likely be damaged again when equipment comes in for the bridge replacement project later this year. He proposed having Landscape Consultants re-bid on turf repair and specifically exclude these areas. He did a walk through with Brent and requested an updated quote which was just received at \$7650, but it seems this may not include the required stump removals so this will be clarified.

3. Mowing of common areas, esp park.

We paid Matthew Ryall Landscaping to mow strips of the park grass (1) adjacent to creek banks and (2) adjacent to wooded areas prior to Wasmer Bros. first mowing. The purpose of this proposed work is to define the desired edges of mowed areas which can then be followed for the rest of the season. In addition, Matthew cut back various bushes and tree limbs which were preventing the mowers from mowing some areas.

Early this season we had some issues with the contractor invoicing “by the task” rather than by the terms of our contract. This was resolved via emails.

We also had some issues with some areas not getting mowed, and some unevenness. This has been resolved thanks to (1) Chuck walking the park with Langston to point out the issues, (2) mowing crews learning the property better, and (3) mother nature drying up more of the park. Overall, Jon is pleased with the mowing and trimming work.

The 8th weekly mowing of the park occurred on June 20. Subsequent mowing of the park will be done bi-weekly through the end of this season. (Mowing of entranceways and islands will continue to be done weekly.)

4. Plants near the Larry Davis bridge:

More (invasive) buckthorn plants have been removed, and (native) flowers have been planted in their place.

5. Playground equipment repair:

The springy horse near the curly slide had gotten a bit loose, so we replaced various rusted and broken fasteners with stainless steel fasteners.

6. Bridge handrails:

Deck screws were driven into the handrails and supports on all bridges in order to increase stiffness. (A resident had commented that the rails on one bridge had gotten a bit “rickety”)

7. Fallen tree branch:

A 7” branch fell in the Brittany Hill Court Island mid-June. We cut this up and disposed of with regular compostable lawn waste.

In discussing the above points, it was noted that: -

- Item 1. It appears that persons unknown have been in and demolished the ramps and returned the area to something like its original state, albeit plants that were removed etc., are obviously gone.
- Item 2. A quote was just received at \$7650, but it seems this may not include the required stump removals so this will be clarified. David Ryall said again he feels the Brittany Hill entrance for vehicles should have crushed gravel laid down.

He also said he has terms from Sardy to reset the playground edging, spray the weeds in the east playground and bring in mulch for \$8775. This would be 50% down and 50% on completion. They can act within thirty days of signing but we will need to act by early September.

David Ryall mentioned that one area by the cattails has dried out enough to be mowed and Jon Carter will transmit this to Wasmer.

Therese Nagi submitted the below report prior to the meeting. The first three items have effectively been dealt with earlier in the minutes.

“Before I begin my report, I want to acknowledge Bob Layne’s services to the board. He gave many hours of service from painting, sanding, and maintenance of park playground equipment. With that being said, unfortunately I am not able to do the work Bob did for the commons and park committee. I propose that another person join the common and park committee.

In the past several weeks, I have responded to emails sent to the CHSA website regarding activities in the woodland path and turf damage near the commons area. Speaking to the first issue of dirt ramps in the woodland trail area, I believe that Dave Ryall and Chuck Fehl investigated the concerns of homeowners of habitat destruction in the woodland trail. I understand that. Dave and Chuck have a plan to remove the dirt ramps.

Regarding the second issue of turf damage, several homeowners are concerned about the tree stumps and damaged turf in the common areas. I think that Chuck Fehl may have a quote about repairing turf damage. Although, it may not be possible to repair the turf this year, I am hoping that the damaged common area is graded, and grass seed planted in 2023. Spring is a good time to plant grass seed and grass is likely to survive and thrive.

Moreover, the dogwood tree and crabapple shrub planted in the spring near Vicary Lane entrance are doing well. Unfortunately, the hornbeam and redbud trees planted in the summer near Rouge River flood are suffering from slight transplant shock and I am diligently watering them.

Speaking of flowers, the flowers planted near the Larry Davis bridge are wax begonias. Unfortunately, they are not native; however, they will survive until late fall. I planted some black-eyed Susan's, a native plant several weeks ago. However, these flowers had transplant shock and didn't survive the heat and lack of water.

On a different note, the Friends of the Rouge frog and toad group have finished for the summer. The Friends of the Rouge Volunteer reported hearing a green frog and an American bullfrog this season."

Deeds and Restrictions

Ronda Harris reported she had received a complaint form a householder who had received what purported to be a letter from the board relating to her property. An e-mail had been received on the website but had gone to spam and not been recognized for some time, so it appears that person had then written to their neighbor. Contact will be made to let that person know not to send letters saying they are from the board.

A shed plan was submitted for approval. After some debate it was suggested that they should send it to the city and have their neighbor approve in writing.

One homeowner has a shed which she had said she would remove if required if she sold the house. That is happening but the board concurred that she should not have to remove it unless the incoming owner desired it.

One homeowner called about getting a shed but was very vague so will be asked to submit more concrete plans.

David Ryall has sent a letter to his neighbor about business vans parked at the property.

Jonathan Brown will send a letter to his neighbor concerning weeds in their joint cul-de-sac and the condition of the property.

One lot was mentioned as being overgrown and it was agreed a complaint should be made to the city.

New Business

The next meeting will be August 8 and there being no other business the meeting was adjourned at 8.26 pm

Respectfully submitted,

Jonathan Brown

Secretary