

**Chatham Hills Subdivision Board**  
**March 14 2022**  
**Meeting Minutes (Zoom Meeting)**

**Attendees**

David Ryall, Danielle Adams, Jonathan Brown, Jon Carter, Chuck Fehl, Ronda Harris, Bob Layne, Curt Martin, Therese Nagi, Lillian Ryall, John Weigel

**Minutes**

The minutes of the meeting of February 7th were reviewed and were approved unanimously – Bob Layne proposed adoption and Danielle Adams seconded. The motion passed unanimously.

**Treasurer**

Danielle Adams went over the 2022 budget and confirmed she will be looking to set up a separate account for the assessments to keep that money separate.

**Membership**

Curt Martin reported that 242 lots of 271 have paid their dues and the special assessment. This is the best result in four years at this point in the year. Overdue letters went out on March 7.

**Safety**

John Weigel had forwarded some information to the board suggesting that Children at play signs have no beneficial effect but after some discussion it was felt it was still worth posting them.

**Social**

Lillian Ryall advised that the egg hunt is scheduled for April 9th. She also said the garage sale would be in June and said fliers will be going out shortly.

**Deeds and Restrictions**

Ronda Harris reported that in respects of the fence mentioned at the last meeting the homeowner will be pitting plantings by it to help screen it. A question had come in about installing a generator but that is not our concern. Curt Martin is working with the city on approval for a roofed deck.

**Entranceways**

Chuck Fehl submitted the below report and budget proposal.

Entranceways had an uneventful year compared to the Park's mid-July storms and near catastrophic cleanup expenses. We were significantly under our \$9,900 budget with only \$6,232 spent in 2021. We replaced the sprinkler timer at Brittany Hill and a two-inch water main at the Treehill Rd medians. Luckily, that happened during the daytime and no major landscaping damage occurred. Also, we budgeted \$1,500 for mulch at entranceways and overpasses which we decided was not needed last year. Also, to save money for the park cleanup expenses, I did one course of weeding and shrub trimming myself saving \$250. Our Davey Tree budget for lawn service and tree spraying was significantly below budget by \$1,200 as service was disrupted due to COVID problems with chemical supply and personnel for 2021 (and 2020). I

am going to have this rebid and will limit this expense category to \$2,000 for both lawn and trees (which there are fewer of now).

Below is my best estimate as to what is needed to maintain our Entranceways and Overpasses and select trees in cul-d-sacs during 2022. Your approval is requested at Monday night's meeting. I will be happy to answer any questions at that time.

Thanks,  
Chuck Fehl  
Entranceway Chairperson

**Entranceway Proposed Budget for 2022:**

<b>20.1 Ent. Misc. Repairs</b>	<b>\$200</b>	(misc items) May need anti moss treatment and/or lettering paint
<b>20.2 Ent. Plantings/Mulch/Weeds</b>	<b>\$4,200</b>	(incl. spring & fall plantings, new mulch, fall cleanup)
<b>20.3 Ent. Sprinklers</b>	<b>\$600</b>	(startup, winterization, normal repairs and parts)
<b>20.4 Ent. Xmas Decorations</b>	<b>\$1,550</b>	(Hayward Bros - décor rental and installation)
<b>20.5 Ent. Tree Spray and Fert</b>	<b>\$2,000*</b>	(Davy Tree and Grass fertilization and spray)
<b>20.6 Ent. Signs</b>	<b>\$0</b>	(aging gracefully)
<b>20.8 Ent. Shrub Trimming</b>	<b>\$750</b>	(Entranceway and median bushes (3cuts) Sign beds and overpasses (3 weedings)
<b>20.9 Light Repair</b>	<u><b>\$350</b></u>	(misc. repairs – anticipated sensor replacements)
<b>Total Entranceways Request:</b>	<b>\$9,650</b>	(\$6,232.64 expended in 2021 against \$9,900 budget)

- Having our spraying and fertilization services re-bid for 2022 with a \$2k limit

After some discussion Chuck Fehl proposed adoption of this budget, Curt Martin seconded and the motion was carried unanimously.

**Parks and Commons**

Jon Carter submitted the below report.

“1. Clean Cut Tree Experts worked on 3-2-2022 in the park and the Brittany Hill entrance to remove Phase 3 of the storm damaged trees and overgrown bushes, respectively. That completes removal of tree damage from the 7-7-2021 storm. Both areas look much better now. Some additional damage was done to turf in the park, so Jon will have Landscape Consultants and Wasmer Bros. re-bid on repairing turf and also filling holes left by uprooted trees. (Previous bids were in the \$5k-\$11k range, albeit for slightly

different scopes of work and plans). Thankfully, no more tree damage was observed after the 3-6-2022 winds.

2. A completely signed 3-year mowing contract was received back from Wasmer Bros. on 3-14-2022. Except for the calendar years, this is identical to the one for the 2019-2021 mowing seasons. Annual totals are \$20,250; \$20,250; and \$21,110 for 2022, 2023, and 2024.

3. Electric bike noticed on path in park twice this year, including 7 pm today, 3-14-2022. Did we allow them in the library meeting and bylaw changes?"

On this latter issue, the board agreed to see if any complaints were made before taking any action.

Bob Layne submitted the below report / budget proposal for the year.

1 Commons April - Nov Contracted cost \$20,250 Scheduled grass cutting in commons, cul-de-sacs, entrances and park areas. The contract has been extended another year with Wasmer Brothers. Weekly cuts will be present in the early months and then may be adjusted to bi-monthly during the dry and hot period. They will also be responsible to self-monitor areas that are too wet to cut but will notify us of any make-up cuttings. Monthly grass trimming along pathways is required.

2 Commons April/May 1 quote of \$10,624 This project is to provide landscaping services of grading, filling ruts and planting grass seed in the area behind and along the pathway near the Vicary entrance where ruts were created by tree work after the July 7, 2021 storm. We have quotes from Wasmer Bros. and Landscape Consultants has been asked to provide details of their quote of \$4,450.

3 Parks April/May Est. \$1655 This is a carryover from 2021. This EAST PARK project involves the repositioning of the plastic borders that are connected to make an enclosure that will include all existing components including boarder: multi-structure wooden and plastic playscape, merry-go-round and steel-framed swing set. Based on our observations, we estimate we may need to purchase up to 12 new 6' sections of border (est. \$400). The wooden playscape will be cleaned, sanded (where needed) and re-stained. NOTE: 1 gal. of stain (est. \$50) will be purchased and shared with the staining on the 2 picnic shelters in in East & West playgrounds. A small generator will be required to run the sander (est. \$50). The ground within the boarders needs to be tilled and leveled before laying landscaping cloth to reduce weed growth. A rear tiller would need to be rented (est. \$80) The "playground mulch" will be spread to a depth of 8" atop landscaping fabric (est. \$135) within the repositioned borders. Estimate 27 cu.yds. needed. Current price of mulch is \$30/ cu. yd. and transportation fee is 13 cu. yds./trip @ \$70/trip. Total est. costs \$ 800 (mulch) + \$140 transportation = (\$940). Total estimated project costs (\$1655).

4 Commons TBD Est. Budget \$30,000 The overall replacement of the 6 footbridges in the commons is being segmented into two categories: engineering inspection and detailed construction plans (if required). The inspection of the steel I-beams that make up the substructure support of each bridge. In addition, the civil engineers will inspect the construction methodology used in constructing the existing bridges. If they are not constructed to current building codes, they will develop the new plans to meet the existing building code. The second segment of the project is the deconstruction and reconstruction of the footbridges. We will attempt to find a reputable construction contractor via referral from the engineering firm.

5 Parks June Est. \$100 The remaining item to be repainted in the WEST PARK is the curly slide. It will need to be power washed along with some sanding. I plan on priming and painting with Rust oleum paint (est. \$20). I estimate the 3500 PSI power washer (est. \$80) . Jon has offered his generator for power. Jon's neighbor will provide access to his water for the task. Total estimated cost (\$100)

6 Parks April-May Est. \$300 The two picnic shelters (1 in each of the West and East parks) are ready for stain on the gable rafters, fascia board and bottom side of the roof sheathing. The two steel posts and gable rafters will be painted with a Rustoleum paint. In addition, topsoil needs to be filled around the concrete pads that the shelter and picnic table are built upon. The key is to slope away from the pad in each direction. This will alleviate the existing trip hazard that has been present since construction. Grass seed will be planted last. Project cost est. (\$300)

Total \$62,929

In discussion, Bob Layne did say that he had looked more closely at the playground work on the east park and thinks we need to put down landscaping fabric and obtain 80 cubic yards of mulch (not twenty-seven) which increases the price to \$3535.

On the bridges, there has been no success in identifying any applicable building codes. One engineering company quoted \$8600 just to come and inspect and produce an engineering report. The homeowner we had thought may be able to help is no longer with her prior company and is not a specialist in this area so can't help. Eventually Chuck Fehl said he would look at the book that the person who constructed the bridges some thirty years ago had made of the project then to see if that would give us clues as to how to proceed.

Therese Nagi reported that she met with the CIMS concerning the Phragmites near the pond. This species is highly invasive, clogs drainage ditches and the shoreline and with roots three feet long is hard to eradicate. The Water Resource Commission says they will commence a three-year plan (at their expense) to control them, but we are just waiting on confirmation of this. This would require a follicular spraying in the fall (cost \$1500 to be borne by WRC) and then again in years two and three. We are just verifying all this and that they will be paying for it.

Someone cut back the blackthorn bushes, but we will need to wait until yard waste pick-up starts on April 11 to dispose of the cuttings.

The Friends of the Rouge will be carrying out a survey in August of frog and toad calls.

### **New Business**

There being no other business the meeting was adjourned at 8.30 pm

Respectfully submitted,

*Jonathan Brown*

Secretary

