

## Newsletter from Informational Meeting on Monday, June 28<sup>th</sup>, 2021

Michael Moreth, Association chairperson, was the moderator of this meeting and no formal association business was conducted.

Several volunteers including Helene, Linda, Wanda, Usrela, Peggy and Connie replaced the unsightly, hardscrabble area left where the blue spruce was removed with a beautiful new garden that complements the Butterfly Garden. All plants, mulch and work were donated by residents.

Bill Sanders shared his talent and love of wood working by restoring an incredibly old bird house that had been abandoned here on the campus. It now hangs in the tree near the Gazebo and brings much charm to Cottage Acres. Bill also donated lawn chairs that are now around the Gazebo area also. Thank you, Bill!

The weekly Friday Coffee's and Happy Hour have been well attended. They are held every Friday, coffee at 9:00 am. and happy hour at 4:00 pm.

Long standing brick and masonry repairs have been made on five units and two more yet to complete and the owners of those repaired are incredibly pleased with the work that was completed by Tim Lauts, he did an outstanding job.

Over half of the owners have reported gutter problems and we have reached out to Tim Lauts to assist us with these problems, Tim will seal the failure points of seams, end caps and downspouts. Tim also will manufacture diverters to collect more of the water overflowing gutters especially at the unit entrances. He will advise us if gutter repairs are not practical for a unit and a schedule for gutter replacements will be established.

All fire hydrants have been painted, volunteers have weeded, sprayed for weeds and maintained the garden areas of the Common Area. The mailbox posts in disrepair due to neglect have been painted as needed. The stop sign at the intersection of Coventry Lane and Stratton Drive has been replaced.

We have had wildlife encounters. Groundhog holes have been dug under a couple of air conditioning units. Please check the perimeter of your unit let us know if you see activity. We have been spraying fox urine to repel them and covered a culvert with hardware cloth on Coventry Court. Residents have also reported seeing raccoons, possum and a fox on the campus.

The HOA declaration mandates an inspection of the property every two years. Elaine, Linda, Janet, Dave, Carol, Lauren and Michael did a door to door, house to house looking for any flaw that the Association is responsible for. We are in the process of compiling the data: however, the condition of the buildings and grounds are in particularly good condition and no emergencies and nothing that required immediate attention. There are a couple of roofs with two or three shingles buckling and a few minor cosmetic problems with fascia and siding.

An incredibly special thank you to Lauren Freed for his invaluable help. He has a very keen eye for these matters.

Michael broke down the landscaping guidelines that is by far the most wildly confusing subject at Cottage Acres.

2.20 Private Garden (p 22): This defines a Private Garden as a portion of a Lot for a flower garden when approved in advance by the Association.

5.23 Private Garden (p 22): With the exception of plants in a Garden Area. All plans for any improvement without limitation, must be approved in advance by the Association.

5.12 Use Restrictions (p 18): Planting trees, shrubs, or other permanent landscaping must be approved in advance by the Association.

5.04 Alterations, Additions, or Improvements to Dwelling Exteriors (p 13): With the exception of plants in a Garden Area, physical objects on a Lot must be approved in advance by the Association. Improvements are subject to standards that the Board may set from time to time.

We love improvements and encourage improvements just follow the simple guidelines.

Bill Long, Association treasurer touched briefly on the finance stability at this time with reserves for road work and roof projects and miscellaneous repairs to be completed. Bill shared the bit of information he had regarding road and driveway replacement. There is no start date currently. We should have the cost of driveway extensions within a couple of weeks.

Questions were presented and answered to the best of the Associations ability.