

Norbeck Hills Homeowners Association
Board of Directors Meeting
April 15, 2010
(Approved at the June 17, 2010 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President
Av Wofsey
Eva Tax
Steve Wolf
Jacque Labovitz

Others Present: Ruchita Patel, Management Agent
Jean L. Pannoni
Ana Packer
Edna Woodard
Gracie Bennett
Ingrid Romer
Ellsworth Romer
Jeff Chavis
Rosalind Chavis

Call to Order

The meeting was called to order at 7:00 p.m. by Barbara Beccles.

Homeowner Forum

Several homeowners were present to discuss their concern about crime incidents in the neighborhood that had occurred over the past 2-3 months. Ana Packer reported that vehicles had been broken into, both in Norbeck Hills and throughout Olney. In addition, residents reported thefts from vehicles and vandalism.

A homeowner expressed concern about possible gang and drug activity in the community. There was discussion regarding areas of the neighborhood where possible gang or drug activity had been noted.

It was reported that the security patrol officers have been seen sitting in the pool parking lot to do their paperwork. Residents suggested that they sit in a more visible area if they needed to, particularly in those areas where suspicious activity may be occurring. In addition, a suggestion was made that they use unmarked cars so that they can try to catch suspicious individuals or track gang/drug activity.

The Board encouraged homeowners to contact the Police to report any suspicious situation or individual, and to report any crime that they noted. They advised that the Police patrol based on the areas where they receive the most calls from, so resident calls to the Police are important. Ruchita Patel will contact the security company to ensure that they do not sit in the pool parking lot and are more visible during the time that they are on site.

A resident advised that children are playing in the parking lot of the 4500-block of Cannes Lane. They are creating a safety issue and could potentially damage vehicles. Ruchita Patel will send a letter to the residents of this street asking that the kids play in the grass.

A resident advised that a person has been seen using a small motor scooter in the community. Ruchita Patel will ask the security company to keep an eye out for this and stop anyone that they see using this equipment.

There was an extended discussion regarding a variety of issues, including trash behind Boastfield Lane, a pine tree that needed to be limbed up, barbecuing on the front lawns and in the parking lots, vehicles front yards. The Board advised that these issues would be addressed in the next newsletter. In addition, the newsletter will include front yards and to clean up after their pets.

Meeting Minutes

The minutes of the January 21, 2010 meeting were approved as written.

Swim Team and Pool Issues

Maureen James advised that the Swim Team would be available to assist with the Community Clean-Up Day on July 17th -Up Day for that date.

The Board discussed whether to participate in the Swimsafe Program again this year. Maureen James to postpone a decision on this until the June meeting. A representative of RSV Pools will be asked to attend that meeting to discuss this issue with the Board.

AECC

The Board voted to affirm the decisions made by the AECC regarding applications that had been submitted since the January meeting.

Tree Replacement

The Board voted award a contract to US Lawns to remove dead trees and stumps throughout the community for a cost not to exceed \$1,000. Their proposal would be adjusted to remove the installation of a new tree behind 17300 Sandy Knoll Drive.

Security

The Board voted to increase the number of patrol services hours to 15 hours/week effective May 1, 2010.

due to budget constraints. This matter will be reviewed again at a later time.

Snow Removal Bills

The Board reviewed the costs incurred to plow snow during the three blizzards experienced over the winter. The bills for 2010 totaled \$53,612.50 versus an annual budget of \$25,000.

pool operating hours. Ruchita Patel advised that, because the Association has a large cumulative net operating excess, a loss incurred in 2010 could be absorbed. t services such as the

re Stephen Park of UBS as the

Sealcoating

The Board reviewed proposals submitted for asphalt repairs and sealcoating. Ruchita Patel advised that the amount of asphalt repairs needed was significant, and recommended that the Board consider milling and paving instead of sealcoating at this time. She also advised that, due to the cost to mill and pave, the as to request proposals to mill and pave over the course of the next four years.

Commuter Survey

The Board reviewed a request received from Strategic Transportation Initiatives to distribute a commuter survey to the residents. They agreed to do so via the website, but only if STI shared the results with the community.

New Business

The Board asked that RSV Pools be aggressive in checking pool passes this season.

Adjournment

The meeting was adjourned at approximately 9:15 p.m.

Submitted by,

Ruchita Patel, The Management Group Associates

/rap
NH III6c