

# **Block Captain Meeting Summary**

## **March 27, 2018**

### **Community Improvements**

- The work with Eosso Paving will resume again this week. The following dates are weather dependent.
  1. The pickleball net posts are scheduled for 3/26 & 3/27.
  2. The street post installations 3/28 & 3/29.
  3. Crack filling 4/4 & 4/5.
  4. Seal coating along CWB 4/18 – 4/20.
  5. Top pickleball court with final layer of asphalt 4/20.
  6. Line striping CWB and Saratoga 4/20 & 4/25.
- Once the paving for the pickleball courts is complete the paver walkways will be installed. There will also be walking paths and plantings to the left of the courts in the remaining open area along with a gazebo and pavilion. Some of the clubs will be making donations towards the purchase of outdoor furniture or flower beds for the area. There have been commitments to date totaling \$10,000.
- The Association had to provide the Township with \$336,498 in escrow money for the pickleball and parking lot improvements. Based upon the progress that has been made they are returning \$204,907. The balance will be returned when the project is complete.

### **Snow Removal/Landscaping**

- We experienced four nor'easters in a month's time that produced some significant snow storms. The question that residents were asking is why we did not clear the sidewalks in one of the storms. The answer is the snow was very wet and heavy and it was about a foot deep. The effort was to plow the streets and to clear the driveways and service walks. There was not a lot of space to dump the snow so it was placed on the sidewalks. Normally this does not occur.
- There were a number of trees that were damaged from the snow storms. Some had to be removed while others needed to have branches trimmed. Trees that were removed will be replaced in the fall.
- Spooky Brook has been approved to trim the pear trees in the community to reduce the leaf spot. The leaf spot is caused by excessive dampness in the tree branches so if they are thinned the leaf spot is reduced.

### **Pool**

- There are new rules from the Recreational Bathing Code that we need to comply with this year which includes number of guards, guard duties, AEDs and life guard chairs. Any pool over 2000 SF requires two guards to be present so the outdoor pool will have two guards 7 days a week.
- Small pool side tables were ordered for both pool areas.
- The contract with Candlewood Pools has been renewed for another season. They will provide the guards for all 3 pools and service the equipment.

### **Miscellaneous**

- The Board has approved the purchase of a 2<sup>nd</sup> jitney. The purpose is to allow more residents attend events without hiring a bus and provide the flexibility to have the jitneys available for two events on the same day. It is more cost effective to buy a 2<sup>nd</sup> jitney instead of trading in the current jitney for a larger one. The delivery of the jitney is scheduled for approximately May 15<sup>th</sup>.

- The gatehouse has been framed and the roof was installed, but the developer is making changes to the original design. He was not happy with the roof so it was reframed and now a copper raised seam roof will be installed. The entrance should be complete by the middle of May.
- There were a number of flat tires reported. Residents claimed they had nails in their tires from the new construction. The developer committed to using a magnetic sweeper in the area.
- A light bollard will be installed at the Delaware entrance to improve the lighting.
- The Board has approved the installation of street lights on CWB across from the clubhouse. Management is working with PSEG to get this done.
- The furnaces and condensers for the Ballroom are scheduled to be replaced this spring. They are original to the clubhouse.
- There are a number of Comcast and Verizon stanchions throughout the community that are crooked. Management will be working with the companies to correct the problem.
- Residents stated there are trees in the common area behind Yates that have fallen or could possibly fall. Management will check the areas for safety issues.
- Management will be checking the concrete sidewalks and driveway aprons in Canal Walk for any needed repairs. The work will be scheduled for this spring.

#### **Next Meeting**

- Tues., May 22nd.