

Block Captain Meeting Summary

March 21, 2019

Block Captains

- New members – Sharon Kudelka, Bryant Court
Art McFadden – Benjamin Street
- Coverage is needed for Hardenbergh. Anyone interested in volunteering as a Block Captain should contact the Management Office.

Landscaping/ Snow Removal

- The 1st day of spring was on 3/ 20 so no more snow this season.
- LMS will be making repairs to lawns from snow plow damage once the weather gets warmer.
- Any street gravel or debris will be removed from the lawns.
- LMS is collecting fallen branches throughout the community.
- Spooky Brook has winter pruned trees on Benjamin and Hardenbergh.
- PSEG will be pruning and removing trees along Weston Road and Weston Canal Road within 10' of the power lines.

Pool

- The outdoor pool covers will be removed in April in preparation for the pool season.
- The main pool will be drained and power washed.
- Contract was renewed with Candlewood Pools for managing the pools.
- Pool furniture will be power washed and arranged for the Veteran's Club Memorial Day celebration.
- Gate attendant will be in place on the weekends to check badges and the guards will be checking during the week.

Miscellaneous

- The updated Canal Walk Rules & Regulations (R&R's) are being mailed to all homes for April 1st delivery.
- Some of the rules that need to be highlighted –
 1. Association Advisors needs to be notified for all re-sales in order to update the owner information, calculate open maintenance fees, and collect the membership and reserve fees.
 2. Homeowners are required to maintain their homes including the mailboxes.
 3. Property Modification Request (PMR) is required for most external work on your home.
 4. Some residents are not cleaning up pet waste or they are tossing the bags into the wooded areas. This will result in a fine.
- Included in the mailing with the R&Rs will be a census form that needs to be completed by each home in CW. We are required to collect this information every two years in a 55+ community. The Enclave Management updates their census records so they are not required to complete the form.
- There will be an Open Board Meeting on Thursday April 25th at 7:00 in the Ballroom.
- There will be a vending machine installed in the Freedom Clubhouse for drinks.
- Signs will be installed to identify the clubhouses with their addresses for first responders and visitors.

- Pavers will be installed on both sides of the bocce courts so players will not have to walk in the grassy areas that sometimes get muddy.
- Association Advisors has chosen to partner with Mutual of Omaha Bank for their lockbox services. Homeowners will be receiving new coupon booklets. If you have (ACH) Automatic Clearing House there is nothing you need to do. Otherwise you will need to be aware in the change of address for the new lock box.
- At the end of March the red triangles will be collected so no need to bring them to the Management Office. The red triangles were used to signify no ice melt to be applied.

Developer Updates

- The developer has committed to finalize the entrance work before July 1st
- The streets in the Enclave will be paved and at the same time the raised intersection at Bayard will be installed along with speed humps near the old gate house.
- The old gate house street will be realigned and paved with additional street lines.
- The developer has rented some of the stores in the retail space.
- The new Enclave building will be open sometime in April.

Safety Updates

- Blue angel program information is available in the turnstile outside the Management Office.
- File of Life information packets will be made available for the homeowners in the community.
- Homeowners are encouraged to attach house numbers on your mailbox for police and emergency responders.

Next Meeting

- Tuesday May 21st.