

THE VILLAGES OF SUMMERFIELD CONDOMINIUM ASSOCIATION

Notes from the "Town" Meeting

May 6, 2009

Attendance

16 units were represented (inclusive of the Executive Board members)

Irrigation 2009 (Charlie Factor of Factor Irrigation)

Plans are to have one clock and a master valve per well for more efficiency, less wear on the pumps, and a reduction in electricity use. However, there are wiring issues that need to be re-done first to stop power surges. At present, all of the wells have been activated for the season with only the units on half of one street remaining to be checked for the season. The irrigation system is scheduled to begin running at the end of May, weather depending. There are 3 rain sensors on the system that run independently of each other. They have a cloth ring inside that swells when wet enough which shuts the system down to which it is connected. It is possible that the sensor on one system may not allow the system to turn on because it is not needed; yet the system in the next area may come on due to need. This is not a malfunction; it is how the rain sensor is designed to operate. However, should an owner notice their area is very dry, there may be a problem, and the Board should be notified. Factor Irrigation will, again this year, work with unit owners to evaluate the systems for their individual lawn areas. There will be an evaluation fee of \$60. However, should any suggested work be done that totals \$300 or more, the evaluation fee will be included. Owners interested in an individual evaluation should contact Factor Irrigation directly at (401) 828-1116.

Landscaping 2009 (Mike Rovinski of Proscap Landscaping)

A two year contract with the Association has been signed and the services covered each year include Spring clean up, Winter sand clean-up, 26 cuts, pruning of common area shrubbery, common area bed maintenance monthly, 4 fertilization treatments plus grub control and a lime treatment and the Fall clean up. The fertilizations do not, however, cover surface insects or fungicides.

To date, the Spring clean-up and sand clean-up have been done as well as the first fertilization of crabgrass control and the first cut, which is earlier than usual, but necessary due to the recent warm temperatures.

In the next week or so, concentration will be on common area bed maintenance with a pre-emergent applied that is always at least 85% effective. Also to be addressed at that time will be the damages from snow removal.

A schedule of services is to be posted in the mail room; and a signup sheet for mulch will also be posted there. The price for the mulch is \$60 a yard installed.

A reminder was made that Proscap is not responsible for the maintenance of the beds around units; and that homeowners or their service people should be careful not to throw the weeds from these beds on the turf. The weeds should be put in bags or buckets and disposed in the woods.

Questions from the floor pertained to:

- a) Moss growing areas that remain wet or damp and in the shade. These areas will never grow grass; just moss. Mulch beds should be installed in these areas instead.
- b) Mowers leaving divets in the lawn. (Proscap has bought new walk behind mowers; and started an incentive program, whereby if the mower operators still cause divets and the site manager doesn't correct the issue, the site manager's salary is docked).
- c) Service roads eroding (Board to review areas with Proscap)
- d) Other areas to be reviewed are ones with crushed stone where weeds are bountiful; and the beds that have been edged for the season and mulch needs to be raked out to the new edge.

Speeding and Reckless Driving

Due to a number of near misses because of vehicles speeding or reckless driving, efforts are being increased to eliminate these problems. The Board will be working with the Smithfield Police Department. Also, should Summerfield residents witness repeat violators, they should email the identity to Selective Property Management at SEPRMA@aol.com, who will, in turn, forward all emails to the Summerfield Rules Committee.

Stump Removal along Summerfield Drive

Originally the plan was to have these stumps removed in the Winter of 2009-10, as the budget allows. However, the need to have the tree service firm return to the property arose so a price for grinding down the stumps was sought. Because the price quoted was so reasonable, it was decided to have the work done now so everyone can enjoy the beauty of the area all season long.

Road Repairs on Summerfield Drive

The road has been marked and Geisser Engineering of East Providence R.I. will be performing core testing on the existing roadway and then preparing specifications for the replacement of nearly ¾ of Summerfield Drive. The Board will use the specs to solicit bids from major Rhode Island paving firms.

