

MINUTES
Homeowners Association Meeting
Fairways at Pheasant Run
Thursday, January 26, 2012

A meeting of the Fairways at Pheasant Run Homeowners Association was called to order at 7:05 p.m. by board president Vidya Krishnan. Other board members present were Lal Kurian, treasurer; Carl Yoder, director, Nick Revezzo, director, Carol Savoni, director, and Loraine Yoneda, secretary. Craig Stephens, roadways manager, was also present. Three other homeowners were present. The agenda was approved as written.

Landscaping Report – Carol Savoni

Carol talked with Rick Marano and was reassured that there is nothing to do at the moment. Rudy, our landscaping contractor, contacted her to get approval to take down a tree on Sandalwood Road that is leaning onto a homeowner's lot. Vidya said to wait until spring to remove any trees.

During the most recent heavy snow, the roads were plowed and salted by 8:30 a.m. Every time they salt, we need to know, since we are charged per occurrence.

Actions to be taken: Carol should keep track of each occurrence of salting. If there is not much snow, call Rudy and tell him not to salt. Use your judgment on issues that arise, but check first with Lal to make sure there is enough money in the budget. In the spring, Carol will walk around and take down addresses of people who are not complying with the street tree branch clearance ordinance and report them to the ordinance officer. Lal will e-mail Carol a copy of the landscape contract.

The street signs along Glengarry Road toward Beck are being stained by the iron in the water from the sprinklers. Rick Marano said the sprinkler heads need to be adjusted to divert the water from the signs and the Beck Road monument.

Action to be taken: Carol will tell Rudy to make sure the sprinklers are spraying away from the sign posts along Glengarry and the monument on Beck Road.

Roadways Report – Craig Stephens

No signs are down. There is a new sign at the Hole 1 golf cart crossing. In the spring, we will begin to assess the roads and sidewalks. Some golf cart crossings are icing over.

There is a problem with some sidewalks icing over, which is a result of poor drainage. It is ultimately the owner's responsibility to make sure the sidewalks are safe.

Treasurer's Report – Lal Kurian

A report was distributed showing total assets as of 1/19/2012 to be \$144,730.49. Status of 2012 dues: 217 of 268 homeowners have paid their dues (3 of whom have not paid prior years' dues). Some dues are still outstanding for the years 2011 (5) and 2010 (4). Unpaid dues on a property for 2008 and 2009 remain unpaid; this property is in the process of being transferred to Wayne County. Liens had been placed on three homes and released. Increasing costs and decreasing reserves will likely result in further increases in homeowner dues. Budget data ending 12/31/2011 were attached to the report.

Lal said it appears that the 60 percent we are charging PRRMA for electricity is too much.

Action to be taken: Lal will take a closer look at the figures and suggest an adjustment to the amount we charge PRRMA for electricity.

President's Report – Vidya Krishnan

No complaints have been received about the raise in dues. This is likely attributed to the letter of explanation that accompanied the dues notice.

Received an e-mail from one homeowner interested in serving on the board, but we are in the middle of a term, so this person will be contacted in the fall when terms are coming to an end.

Homeowner Concerns

Action to be taken: In answer to a homeowner's question, Vidya will check the bylaws for any restrictions on renting homes in the subdivision.

Along the creek behind Sandalwood Road, tree roots are being exposed by erosion. There is also damming occurring in the creek. Who is responsible for soil stabilization and for cleaning up the creek?

Action to be taken: Carol will make calls to the township and Wayne County to find out what can be done about the erosion and damming problems in the creek.

During the summer there did not seem to be enough watering of the Cherry Hill berm, which resulted in large dry patches in the grass. This problem was probably a result of a temporary water shut-off in that zone for repairs.

Action to be taken: Carol will monitor the Cherry Hill berm this summer to make sure it is being adequately watered.

Homeowner Shawn Jana e-mailed through the HOA website to volunteer to serve on the board but got no response. She is not sure what position she would like to take; a description of the board positions would help her decide.

Action to be taken: Vidya will e-mail to Jana the previously distributed letter describing the board positions.

There was some discussion about the recently enforced 32-gallon restriction on trash container size.

Adjournment

There being no further business, the meeting was adjourned at 8:04 p.m.

Submitted by Loraine Yoneda, Secretary