

Northborough Homeowners Association Newsletter

September 2020

Hi Neighbors,

Annual Meeting

The Homeowners' Association Annual Meeting was held on August 2, 2020. The Board thanks everyone who participated in the meeting either in person or through their proxy. There was an election of members of the Board of Trustees and the members have assumed the following roles:

- President, Rita Williams
- Vice President, Karen Chuderski
- Treasurer, Rob McMinn
- Secretary, Linda Yavoich
- Member at Large, John Churavy

Rob gave a Treasurer's report and shared the budget information. Rita gave a President's report and shared the accomplishments of the Board from April 2019 through March 2020. The report also included a list of potential projects that the Board is working through. The information from Rita's report was mailed to all residents through Lawrence Management. The Board apologizes for the delay in the information getting to the residents. The slowdown in mail delivery caused the package to take far longer than usual to be delivered.

Exercise Room Maintenance

The annual maintenance on the exercise room equipment was performed on August 3.

Pool Closure

The pool will be closed for the season on September 14.

Landscape Services

The Board has contracted to have the following landscaping projects completed:

- River rock will be installed around the Westminster street sign across from the clubhouse in order to prevent further damage to the sign. River rock will also be installed near the entrance to the parking lot north of the clubhouse.
- The plantings around the mail hut will be replaced in order to provide a cleaner look.
- A landscape bed will be built along our border with Bistro 83.
- The existing shrubs at the north end of Courtyard 1 will be removed and two new beds will be installed to provide a look similar to Courtyards 3 and 4.
- The existing shrubs at the north end of Courtyard 2 will be removed and new plants will be installed.

The Board has been asking residents to avoid interacting with the landscaping contractors in order to allow them to get all of their work completed and to help protect everyone from being exposed to COVID-19. We are aware that everyone is not adhering to this request. We are asking that if a resident is going to speak with a contractor, please wear a mask to protect the contractor.

Tree Trimming

The Board has contracted with Oakwood Landscaping to trim trees in our community. The work is expected to be done in October. The Board will inform the residents once the work has been scheduled.

Sidewalk Repairs

The Board is working with a contractor to replace several panels of broken concrete in the community. Due to schedule constraints, the work will not be able to be completed until next year (hopefully in the Spring). There is a panel of concrete in Courtyard 2 that has sunk and needs to be raised to be level with the rest of the sidewalk. The Board is working with a contractor to perform this work. We expect to have it completed this Fall.

Asphalt and Reclamite on Roadways

On August 14, Pavement Technologies spread a product called Reclamite on the two East/West roadways off of Avery Way. The product will improve the asphalt's durability and flexibility so that it will hold up better under the sun's ultraviolet rays, freeze-thaw conditions, and the weight of traffic. Thanks to John Churavy for leading this project from start to finish.

The Board has accepted a quote for crack filling and sealing the rest of the asphalt in the community. Once Griffith Paving has scheduled the date to do the work, the Board will share it with the community. Residents who will need their vehicle during this time, will need to park on Bridgeport Drive.

Did You Know

Below is a summary of what types of things can and cannot be funded with the Reserve fund. If you would like to learn even more about the fund, you can read the entire Northborough HOA Reserve Study on our website.

The Reserve fund, which is now over \$100,000, can be used for the major repair or replacement of the following items within our community:

- Concrete streets
- Concrete sidewalks
- Asphalt roadways
- Clubhouse, including inside (furniture, appliances, restrooms, and fitness room) and outside (siding, roof, gutters, windows, and doors)
- Pool, including the deck, equipment, fence, and finish
- Retention/sediment pond
- Mailbox hut

The Reserve fund is not intended to pay for the following items:

- General maintenance to the common areas
- Landscaping issues, including trees, plants, grass, drainage, and irrigation
- Repairing concrete and asphalt cracks
- Painting for clubhouse or mailbox hut
- Clubhouse light fixtures, signs, pavers, benches, pool furniture, and other relatively small capital items

Next Board Meeting

The next Board meeting is scheduled for September 17, at 1:00 p.m.

Have a safe Labor Day!