

## PRESTWICK HOMEOWNERS ASSOCIATION MINUTES

March 19, 2015

Present: Jim Nolting, Tom Barz, Tom Kaz, Brandon Palmer, Rich Misiorowski, Rachel Gilmore

Absent: Bill Matevich, Greg Bird, Tom Wiese, Lee Hill, Marc Steinman, Judy Snider

### ENTRANCES

No report.

### MEMBERSHIP

#### 1. New Residents

Brandon and Judy continue to visit new residents. Brandon visited 1024 Prestwick, and those residents joined. Sales have been a little slow over the winter.

#### 2. Village HOA Meeting

Jim thanked Brandon for attending and for his report. Discussion was held on Yankee Ridge HOA's new rules/regs that they put in place regarding home ownership by LLCs and landlords and rentals.

#### 3. Annual Dues Second Notice & AD Process

Board noted an error in the printing of the membership letters. The primary email did not auto-insert. Rich also had recommendations for 2016 form that data fields for dues owed and identifying as a house or condo also be auto-inserted.

Another formatting recommendation for the directory is to put a line down the two columns of addresses on each page to make it easier to read.

Rachel noted that 7 ads have been submitted for \$520 in income.

### ARC

1. Tom noted that there are currently 2 major additions under review by the architect. He has also received requests for patios and roofs.

2. In 2014 there were 7 or 8 roof permit apps from non-members. They were charged \$25 and told the fee would apply to their 2015 dues if they joined.

## FINANCIAL

### 1. Treasurer's Report

PHA ended the year with @ \$16,000. Currently there is about \$8,000 in checking due to expenses paid in the first quarter of the year. However, dues income will start coming in and bring the balance up. Rich moved and Brandon seconded to approve the Treasurer's report. All were in favor.

## SOCIAL

PHA budgeted \$2500 for a contribution to the PCC fireworks. Tom B. moved and Rich seconded that PHA spend no more than \$2500 in a donation for the 2015 fireworks. All were in favor.

## SECURITY

Jim noted that Marie D'Ortenzio emailed him with an offer to research security cameras in the neighborhood. Jim is waiting for follow up from her. He shared previous PHA research with Marie.

## WEB SITE

➔ ACTION ITEM: Rachel will send updates to Catalyst with the winter newsletter and minutes.

## GOVERNMENTAL

Rich noted that he sent a letter to the Village regarding the reverse 911 program. No response yet.

## CODE ENFORCEMENT

1. Lee's code's violation list was submitted to the Village.

➔ ACTION ITEM: Jim will email Lee to see what the status of his reports is. There has been progress but it's slow.

Discussion was held on the violations log. Board agreed PHA needs to move forward and since Judy volunteered and created a log sheet late last fall, Jim will ask her to proceed with making that an active, working document.

➔ ACTION ITEM: Jim will contact Judy regarding the violations log and keeping it updated.

2. Village ordinances with highest impact to Prestwick - Brandon & Greg (see notes at end of agenda)

Jim thanked Brandon and Greg for their work in highlighting the Village ordinances that impact Prestwick.

## LEGAL

No report.

## NEWSLETTER

The next newsletter will go out in early June with the following articles:

1. PCC Fireworks
2. New Members
3. Covenants
4. Garden Tips
5. A request for volunteers for the Board

## OTHER

1. Nominate new officers

Tabled until the next meeting.

2. Prestwick Tree Program ( Greg)

Tom B. ordered 125 trees for Arbor Day distribution. Greg and Judy Bird will run the distribution. They are all various species of oak.

3. Cul-de-sac planting program

Discussion was held on the cul-de-sac planting program. Suggestion was made for all board members to drive through the neighborhoods and look at the current state of the cul-de-sacs. The recommendation was made not to invest any money in the cul-de-sacs until they are all looped with water lines for easy watering.

➔ **ACTION ITEM:** Greg should talk to Timber Lane residents to see what sort of cul-de-sac planting program they would support.

#### 4. Local elections

Discussion was held on the upcoming elections. Tom B. noted that he and another Prestwick resident are on the ballot. Suggestion was made for Jim to send an e-blast letting residents know the date of the upcoming election and that 2 Prestwick residents are on the ballot.

#### NEXT MEETING:

Wednesday, May 20, at 7 p.m. at the Club.

Tom B. moved and Tom K seconded to adjourn.

#### Report from Brandon and Greg re: Covenants/Deed Restrictions

Greg and I met to discuss the covenants/deed restrictions of the PHA and Village Ordinances for violations that have been encountered. It should help Marc and Lee with maintaining the spreadsheet and following up with the Village on repeat offenders. Please see below for some notes from our meeting:

1. Prestwick Deed Restrictions and the Covenants of PHA are basically the same as shown on PHA's website. The only Deed Restriction that doesn't show up in the Covenants is item #1. Items #2 through 7 are all replicated in the Covenants.
2. Since the Covenants and Deed Restrictions are essentially the same, the following Deed Restrictions are the primary ones we encounter for violations or inquiries:
  - #3 - No building shall be erected or maintained on any lot unless it be a dwelling house designed and equipped for occupancy as a private residence by a single family only, provided that at the time of or after (but not before) the erection of any such dwelling house, accessory buildings (including servants' quarters, private garages and other out-buildings) may be erected and maintained as appurtenances of such dwelling house. No more than one such dwelling house and the accessory buildings appurtenant thereto shall be maintained on anyone lot at the same time.
  - #5 - No advertising sign or billboard, and no visible oil or gas tank for fuel or other purpose, shall be erected or maintained on any lot.
  - #7 - Notwithstanding that it may comply with the foregoing restrictions, no such dwelling house or accessory building, or septic tank or other facilities for the disposal of sewage, or fence, shall be erected, and no alteration costing more than One Thousand Dollars (\$1,000.00) shall be made to any such dwelling house or accessory building or septic tank or other facilities for the disposal of sewage, or fence, until and unless the plans and specifications for the same have been drawn by a licensed architect, showing the nature, shape,

size, architectural design, materials, location, proposed landscaping thereof, and approximate cost, and (1) shall have been first submitted to and approved in writing.....etc.

3. Ordinances in the Village of Frankfort Codes we encounter most often:

- Sect. 94.11 - Weeds & Litter on Property
- Sect. 94.16 - Liens for Costs of Removal, Securing, and Enclosing on Abandoned Residential Property
- Sect. 94.25 - Open Burning of Leaves
- Sect. 93.03 - Throwing Litter from a Vehicle
- Sect. 93.04 - Accumulation of Litter on Property
- Sect. 90.02 - Abandonment of Vehicles
- Sect. 90.03 - Leaving Wrecked, Nonoperating Vehicle on the Street
- Sect. 90.05 - Parking or Storing Vehicles on Public Streets
- Sect. 92.08 - Animal Excrement
- Sect. 50.03 - Accumulation of Uncollected Waste Prohibited

To view the ordinances in full, please go to VOF's website and the link to the codes is toward the bottom of the page:

They are under Title IX: General Regulations. The last one relating to Accumulation of Uncollected Waste is under Title V: Public Works.

In addition, the Village does not allow trash cans to be stored in view of the street - this came over from Chris Dempsey in a separate form.