

Saxony Homeowners Association, Inc.

APRIL/MAY 2019 NEWSLETTER

The last Saxony Board meeting was at the end of April and the next meeting is scheduled at the beginning of June; therefore this newsletter covers April and May.

Spring has officially and obviously arrived. Prior to the April meeting, the Board, Saxony manager, Dave Littler, and a Bloom Floralscape ("Bloom") representative conducted a walk-through of Saxony to identify areas where repairs need to be made as well as potential landscape improvement items for consideration. Bloom has committed to repairing sod and metal edging that were damaged during snow removal. Following the meeting Bloom submitted cost estimates for the various optional projects, which the Board is considering.

Bloom has begun work April 1st under the 2019 landscape management contract. They have done an initial clean-up and sprinkler system assessment. They will begin regular mowing, trimming and watering as soon as it is needed.

Fielding Tree has already done some necessary trimming and removing of trees. During one of the blizzards, a large spruce fell on a neighbor's garage. Fielding responded quickly to remove that tree. Another homeowner's roof sustained some damage during a blizzard. A tree's branches lay on the roof and prevented immediate repair. Fielding trimmed that tree and others in the vicinity that were already scheduled for trimming based on a proposal received last fall. A walk-through inspection with Fielding will be scheduled when trees are leafed out, in order to determine if there are other tree trimming issues.

The appearance of the Bramante fence that faces the west side of Saxony has been an issue for a number of years. A Saxony resident expended considerable effort to try to get the county authorities to compel the Bramante property owners to improve the appearance of the fence; this effort was unsuccessful. Ultimately permission was obtained from the Bramante HOA and affected Bramante owners to permit Saxony residents to paint the east side of the fence. Permission was also obtained from the Huntington Pines HOA, which owns the green space property between Bramante and Saxony. The Saxony resident obtained a bid to have the fence cleaned and painted and sought to have the five Saxony homeowners on the west end share the cost equally. Some of those owners questioned why the Saxony HOA couldn't cover the cost. The Board has hesitated to undertake this cost because the Association has no ownership or contractual obligations regarding this fence, unlike the fences on the other three sides of the property, and no control over what might happen with the fence in the future. After much discussion, the Board and the five homeowners agreed to split the cost, with the HOA paying one-half and the five owners equally splitting one-half. It is understood that this is a one-time commitment by all parties. The painting may be completed by the end of May, weather and painters' schedule permitting.

In light of the break-in at the mail kiosk last year and recent suspicious activity in the neighborhood, the Board is continuing to evaluate the feasibility of options that may improve security at a reasonable cost.

C/O Peak to Peak Property Management, LLC.

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The Board has received a proposed Alternative Energy Policy from Saxony's attorneys. This would address proper usage and installation of alternative energy products if owners were interested in installing products such as solar panels. The proposed policy is under review by the Board.

An updated Resident Directory has been completed. A copy is being sent with this newsletter.

New forms have been developed for use by owners who rent out their Saxony residence. The forms cover all information required by the Saxony Decs & By-Laws. Owners who rent are expected to complete the new form and submit it to Dave Littler by May 31, 2019.

The next Board meeting will be Monday, June 3, 2019 at 10:00 am at Barb Chamberlain's house (9677). If you wish to attend, please check with Saxony manager, Dave Littler, or a Board member, in case there is a change in the schedule.

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Your Saxony Board,

Dennis, Jose and Barb

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