

# The FYI

A Private Residential Community

Newsletter for the Edgewood Townehouse Association

## MESSAGE FROM THE BOARD

*Preserve. Restore. Maintain.*

Robert Bruce Trafton,

President, Edgewood Townehouse Association [etapresident@email.com](mailto:etapresident@email.com)

**The homeowners' association of the Edgewood Townehouses** (ETA) is the cornerstone of our planned urban development (PUD). It brings continuity and order to the community, it preserves the architectural integrity, and it maintains our common elements. Properly run, the association promotes the concept of "community" and protects the neighborhood's property values. We also make available recreational and other facilities, like our clubhouse and pool, that might not otherwise be affordable or available to homeowners on an individual basis.

The association has responsibility for its common elements as well as the management and operation of the association's business affairs – all in accordance with standards established by our governing documents created when the Edgewood Townehouse Association was first developed in 1970. To the extent that the association, as a non-profit corporation, has such authority and control, it is its board of directors that carries out these duties and responsibilities.

Members of the board of directors are simply volunteers and serve without compensation. Board members come from a variety of careers and backgrounds. Some are retired. Some work daytime jobs. Some have grandchildren. All share the genuine interest in serving the best interests of the association. All donate their time. All are really good people.

The members of the board of directors and each officer of the association have a fiduciary relationship with the members of the association. This fiduciary relationship imposes obligations of trust and confidence in favor of the corporation and its members. It requires the members of the board to act in good faith and in the best interests of the members of the association. The board's authority includes all of the powers and duties enumerated in general law, as long as these powers are not inconsistent with the provisions of the documents governing the association. It also means that board members must exercise due care and diligence when acting for the community, and it requires them to act within the scope of their authority. The Board does not act in secrecy *but*, when required to protect individual homeowners' privacy, some matters are discussed and managed in the strictest of confidence during executive sessions.

The fact that the association is a not-for-profit corporation, or that the members of the board are volunteers and unpaid, does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires. When a member accepts a position on the board of directors, he or she is presumed to have knowledge of the duties and responsibilities of a board member. Board members cannot be excused from improper action on the grounds of ignorance or inexperience and liability of board members for negligence and mismanagement exists in favor of the association and the property owners.

Each board member must recognize the fiduciary relationship and the responsibilities that the board has to the association and each of its members. The board's duties must be performed with the care and responsibility that an ordinary prudent person would exercise under similar circumstances, and the ultimate responsibilities of these unique positions cannot be delegated to a manager, a management company or other third party.

If you have any questions or concerns over what the Board does, please attend the Open Forum Special Meeting on April 7, 2018 at 7 PM in the Clubhouse. Bring all your questions.

### UPCOMING EVENTS

#### **Special Closed Forum Board Business**

**Meeting:** Tuesday, March 27, 2018 at 6:30 pm in the Clubhouse Executive Session A homeowner financial matter

#### **Special Open Forum Board Business**

**Meeting:** Tuesday, April 3, 2018 at 7 pm in the Clubhouse.

**Special Topic:** Financial Status and Communication

#### **Next Regular Board Business Meeting:**

Tuesday, April 10, 2018 at 6.30 pm in the Clubhouse

#### **April Quarterly Open Forum Business**

**Meeting:** Tuesday, April 24, 2018 at 7 pm in the Clubhouse. **Special Topic:** Insurance

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## EDGEWOOD TOWNEHOUSE ASSOCIATION

### Board of Directors Monthly Business Meeting

*Preserve – Restore – Maintain*

Tuesday, March 13, 2018

**Call to Order:** The meeting was called to order at 6:30 p.m. **Board members present were:** Bruce Trafton, Darell Bidstrup, Christine Donahue, Sharon Kimble, Don Pasquali, Jennifer Smith, and JoAnn Wilson. Board members Michele Coney and Michael Maulding were excused. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Six homeowners were in attendance (1WW, 35WW, 120WW, 171WW, 179WW).

**Approval of Minutes:** The Board unanimously approved the minutes of February 13, 2018.

#### Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Website Coordinator: See Old Business below.
4. Swimming Pool: Closed
5. Clubhouse Coordinator: No report submitted
6. Hospitality Coordinator: No report submitted
7. Welcome Coordinator: No report submitted

#### Old Business:

1. Website Redevelopment Update: Bruce Trafton, Board President, and Darell Bidstrup, Board Website contact, met with ETA webmaster, Dan Goodlett, earlier in March to make some basic decisions about the website appearance and furnish Dan with some property photographs. Dan is working on the prototype and will bring it to next month's regular Board meeting.
2. Residency Issues, House Trades: Board members discussed various elements that might be included in guidelines pertaining to house trades such as providing resident information, limiting the number of times per year a townhouse may be traded, and capping the annual total duration of time any single townhouse may be "traded." A working committee consisting of Darell Bidstrup and Don Pasquali will draft guidelines for the Board to consider at its April meeting.
3. Bookkeeping Services: Frank Gaddini, ETA Director of Operations and Facilities, reviewed the job specifications, draft contract, and interview questions to select a bookkeeper or bookkeeping services firm. The Board hopes to complete the recruitment and hiring process by June.

#### New Business:

1. Reading of Homeowner Letters: President Trafton read a homeowner letter (27WW) regarding distribution of the FY2018 budget.
2. Waivers: 150WW: Request to park 2002 Subaru Outback in designated parking due to needing room for equipment in the garage for an unspecified length of time. Conditionally approved to April 30, 2018. 190BB: Request to park Camry in designated parking from March 6, 2018, to April 30, 2018, due to construction. Approved. 117WW: Request to park 2013 Chevrolet motorhome by Maintenance Shed from April 23-25, 2018. Approved. 160WW: Appeal of denial to place a compressor for a ductless heat pump on. Frank Gaddini will post the required notice of appeal which must remain in place for 30 days. The Board will sit as the Architectural Committee to consider the appeal at its May meeting.

#### Announcements:

1. The next regularly scheduled Board of Directors Meeting: Tuesday, April 10, 2018, in the Clubhouse at 6:30 PM.
2. The next Quarterly Open-Forum Meeting: Tuesday, April 24, 2018, in the Clubhouse at 7:00 PM. Kevin Reimer of the Kevin Reimer American Family Insurance Agency, new carrier of ETA's master insurance policy, will attend the meeting to answer homeowners' questions.

#### Executive Session

The meeting was adjourned at 8:20 PM.

JoAnn Wilson, Secretary | [etasecretary@email.com](mailto:etasecretary@email.com)

## Looking Back Over February 2018 Facilities and Operations Report

Frank L. Gaddini, [etadirector@email.com](mailto:etadirector@email.com)

This report is a review of facility and grounds work performed in February 2018. February can only be described as normal as normal can be.

Temperatures during the month were relatively normal for the season; daylight was increasing minutes each day, there were seven, of 28 days, of sunshine that broke through the fog and clouds; and rainfall during the month was 1 ½ inches below the normal 5 inch average for our area.

During the month, we recorded and completed fifty-two (52) jobs. The most notable work was the abatement of two trees that were identified as hazardous by arborist last year. One Tupelo tree located in Driveway 4 was abated, and a mature Oak tree was abated at the northeast corner of 117 Westbrook Way near the Pool.

Other significant work addressed plumbing matters. A failed water valve at 147 Westbrook Way was excavated our contract laborers and replaced by licensed journeymen plumbers. Next, three sewer lines at 71, 75, and 79 Westbrook Way were camera inspected for tree root invasion. Two of the lines showed signs of the beginnings of roots pushing their way from the transition of 4" plastic pipe dumping into 6" concrete pipe. As preventative maintenance we hydro-jetted the pipe clean of tree roots.

On our grounds, we began our annual lawn moss control and fertilization. Our maintenance program had a visible effect on abating moss in the lawns and on hard surfaces, like our sidewalks, especially on the creek walkways and asphalt driveways.

The most difficult job was excavating a groundwater drain line at the southeast corner of 136 Westbrook Way. We began the job by hand with our contract laborer but very large tree roots entangled the entire outside of the pipe to the extent that we have contracted the work with a professional excavation contractor with heavy equipment.

## UNINTENDED CONSEQUENCE

Wildlife within the Edgewood Townhouse community is, indeed, very active. During the day, it is not unusual to see the turkeys parading through the grounds, deer nestling along the creek, or squirrels scating across the lawns. Birds of all sorts dart from tree to tree all day long. At night, we hear the screech owls hoot, the raccoons squeal, and the bull frogs croak in harmony. Yes, the wildlife is abundant as well as precious at Edgewood.

Observing wildlife is also a pastime that entertains and amuses many of us. Bird feeding has become a popular activity that attracts many of our fine feathered friends. Humming bird feeders can be very successful at drawing the speedy little birds close to patios, decks, and windows. The humming birds are really fun to watch.

There are other types of bird feeders that draw other birds to close viewing proximity. These are the bird-seed and suet feeders. These feeders can be hung close to windows making it easy to watch the birds peck out the tasty seeds. Often, seeds and the fatty suet fall to the ground and here belies the dilemma. The fallen seed and fatty suet that drops to the ground attracts plenty of squirrels and other creatures, especially during the night. These creatures are the mice, rats, and other rodents that find the spilled bountiful buffet of delectables.

Recently, there have been very localized infestations of mice, rats, and other rodents. These creatures are smart and opportunistic making their homes near the free, easy, and abundant food sources left by bird-seed and suet feeders. This is all completely natural for our local wildlife given our proximity to a creek, but for some of us the thought of mice or rats sneaking around our homes is unthinkable. The infestations curiously have manifested around homes that have bird-seed and suet feeders. The uninvited guests have been observed scurrying along the foundations.

It certainly is strange that the simple act of feeding wild birds has the unintended consequence of inviting really unwanted guests, but it is true. Feeding the local and migrating birds is admirable and humane, especially during the winter, *but* it is not without fallout.

Another unintended consequence is the cost of professional extermination. We currently have a local pest management company applying vector controls in our community. In some areas, we have set black bait boxes in unobtrusive areas next to foundations. Please do not tamper with these black bait boxes. They are intended to attract mice, rats, and other pests with fatal consequences for the target vectors only.

We are at a time of the year, when feeding wild birds, and the unintended consequence of feeding is not necessary. Temperatures are mild and natural food sources are blooming. Nature has a way of providing for wildlife. Please help us stop these infestations. Stop feeding the wildlife. They can live successfully on their own.

But, If you are reluctant to stop feeding ~~still feel compelled to feed~~ wild birds, consider contacting contact **"Wild Birds Unlimited"** for information. This organization company has been coaching people on how to deter mammals from getting the bird food they put out for songbirds. They have tips for equipment to use...and more. Contact them at 541.844-1788 for more information.

## BILLIONS AND BILLIONS OF ANTS

As the dawn of spring begins, sunlight and warmer temperatures will ignite growth of flora and fauna. The cycle of rejuvenation is upon us, and the millions of insects that co-exist with us start to awake from the long winter. The first bugs in the season to meet us are usually the little sugar ants.

Getting rid of ants is never a simple proposition, despite their simple nature. They eat sugar, sweets, and other scraps of food. This is why we call them sugar ants. Of course, the term "*sugar ant*" is actually a misnomer. The real Sugar Ant is a native of the Australian continent, and exclusive to that part of the world; you won't find them here. The ants living in our part of the world are Pavement Ants and Pharaoh Ants, and of course we refer to these ants as *sugar ants*.

Sugar ant control is very much a matter of daily routine during the months when sugar ants are a problem (March through September), particularly in the kitchen. Below are two things you can do to minimize and prevent a sugar ant infestation in your home.

- 1. Keep your kitchen sink clean and dry.** Sugar ants love a dirty sink and the water you leave them to help wash down the leftovers.
- 2. Wipe down kitchen counter tops with bleach or vinegar each night to get rid of sugar ants.** Sugar ants love a dirty countertop almost as much as they love a dirty sink. Wiping your countertops with bleach or vinegar will not only help sanitize your kitchen, but bleach and vinegar break down the pheromones that ants use to follow each other to sources of food.

**How to Abate Sugar Ants: Ant Baits**The most common ant baits used to abate sugar ants are called sweet baits, and the most common ingredient found in sweet ant baits is boric acid, or Borax. Boric acid is slow-acting. The ants eat the bait and take some of the bait back to the colony with them. This is how colonies of ants are exterminated, and sugar ants are the easiest ants to abate because they are small, voracious scavengers. If you want to get rid of a sugar ant colony quickly, try Terro brand sugar ant baits usually available at your local hardware store.

[Synthesized from an article posted on the website: [www.getridofthings.com](http://www.getridofthings.com)]