

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
March 20, 2018

Present: Karen Burkinshaw, Laurine Ferrarini, Richard Lacasse, Norman Muller and ten unit owners.

Ms. Burkinshaw called the special meeting to order at 6:30 p.m. The sole purpose of this meeting was to discuss all things landscaping—flowers, plantings, etc.

Everyone was given a copy of the following two paragraphs from our Rules and Regulations:

Common Elements are everything outside your unit. This includes, but is not limited to, roofs, siding, steps, railings, sidewalks, roadways, plant beds, grass, common hallways, common doors, fence, land on other side of the fence, mailbox enclosures and the Meeting Room. Decks and concrete patios are common elements for the exclusive use of the unit.

6. *Residents may plant perennial flowers and bushes upon Board approval but once planted become the property of the Association. Outside plantings should be kept simple, should blend in with existing landscape, and must not hinder or impede landscaping crews. No additives (mulch, stones, rubber mulch, etc.) may be added without Board approval. Individuals may plant annual flowers without Board approval.*

The following thoughts and comments were shared:

- Each building looks different so the landscaping of each building should also be unique.
- Mulch was discussed: The Association generally applies mulch every other year. Some people would like to use different colors of mulch while others would prefer to see all mulch be the same color. Mulch can sometimes be the cause of weeds. There is a law regarding how close to a building mulch can be placed.
- Weeds: Landscapers use chemical sprays to kill weeds and, in the process, sometimes kill delicate flowers. It is cost prohibitive to hire people to manually pull weeds. Some people are against the use of chemicals on the property and would prefer to use common household products such as vinegar, to kill weeds. One owner has agreed to use a vinegar-based mixture to kill weeds in front of her building to determine how effective this would be. A suggestion was made to have a “cleanup day” where all interested residents could clean and weed the plant beds to remove what the landscapers did not remove during their spring cleanup.
- Some people are concerned that the landscaping needs to “look good” in order to protect property values. Some years, plants grow well and look lush; some years plants do not do well because of hot weather, bug infestations, etc. Everyone seems to have a different opinion as to what looks good.
- People need to be careful when planting to not block the irrigation system from doing its job. A plant that blocks an irrigation head will prevent plants behind it from getting water. We do not pay sewerage costs on water from the irrigation system, however, when people use their garden hoses, that water is more expensive as we pay water and sewerage on all water that comes from all taps on the property. Water and/or sewerage rates increase every year. Our current water/sewerage bill is about \$50,000 per year.
- Plantings must not interfere with landscapers getting into the plant beds to do their work.
- People should not plant annuals until after spring cleanup is done and the mulch has been applied. The Board will make every effort to post important planting information at the bulletin

board and also in emails. This would include cleanup dates, fertilization and weed killer application dates, etc.

- Laurine was commended for all the work she has done to the landscaping on the property. Many people have offered to help but the actual help, so far, has rarely happened.

This is an ongoing issue and this discussion will continue at our regular open meetings throughout the year.

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Norman Muller". The signature is written in a cursive style with a large initial "N" and a long, sweeping underline.

Norman Muller
Vice President