

HOUSE AND GROUNDS COMMITTEE
October 2, 2024

Present: Gini Barss, Kathy Berglund, Brandy Carstarphen, Linda Fraser, Frank Gulinello, Mary Hamblett, Karen Juall, Cyndy McLeod, Sue Mitchell, Mike Palmieri, Dana Sansom, Judi Soule, Charles Spellman, Irmgard Weber, and Dot Young

The meeting was called to order at 9 AM by Gini Barss, member of the transition team that also includes Judi Soule and Dana Sansom. Dana reviewed her background which included 35 years as a teacher in the horticultural department at UNH working with soils and landscape maintenance and management. She also had a garden design business.

New representatives to the Committee Frank Gulinello of the 200s and Linda Fraser of the 300s were introduced and welcomed.

MSV: approval of the minutes of the September 4, 2024 meeting

MSV: approve Cyndy McLeod as secretary of the House and Grounds Committee

Administrator's Reports

Mike Palmieri reported Jack LesPerance's last day was September 28 and a search for new head landscaper has begun. There have been many successes through the year with stumping, removing moss from rooftops, and clearing areas around Unitil boxes. The 600 area residents have been able to plant in specified areas and photos have been taken monthly to show how well the area looks. Fall cleanup will be coming soon. Isaiah will be back for this snow removal season but has been having trouble hiring so this may be his last year. Tree removal is an ongoing issue. Mark Jenks will check on any trees that may pose a hazard.

There is a new software system for medical records, Point Click Care. The company bought out our old system so there was no choice and this system is more expensive. The Maintenance X system will work with our software and will provide the opportunity to put in work orders and pictures electronically as well as to keep inventory. Training will be needed so it will likely not be available until 2025.

Brandy Carstarphen reported the 100 trash corral repair and painting have been completed. The gazebo roof will probably not be done until spring. Gary continues to work on updating parking signs to give numbers rather than names in the interest of security. He has put up "No Smoking" signage at the bus stop bench.

Mark Jenks reported moss removal has been completed for this year and assessments will be made for next year. He was pleased with the company's work. As much paving has been done as can be afforded for the year. Soil testing will be done in the spring. It was asked if there are long range plans for roof replacement. Mike Palmieri stated he will be presenting a strategic plan for Havenwood to the Resident Association in early 2025. The window in the 400's has been measured and will be replaced. He was asked about an assessment of 600 area trees. He has made a list and the issue will be addressed next month. Charles noted when the trees are down he will clear out the invasives growing there.,

Area Reports: Dot Young reported a Lodge resident stated the fascia boards need painting.

100: Irmgard Webber showed a photo of a tree being damaged by wildlife. Mark will check on it.

200: Frank Gulinello thanked Mark for letting him have his gardens. He reported two trees by unit 205 should be looked at. He will take a photo. He asked about snow removal in lot 9 where there are four residents and many staff who park there and whether the staff cars would be moved so the lot could be plowed. Brandy noted staff should not be parking there. She recommended residents take advantage of the snow removal service. Information will be out soon. Frank also requested a small pile of mulch be delivered to the area.

300: Linda Fraser reported there are two holes in the siding of cottage 315 from tree removal. She will take a picture and send it in. She reported residents recently had a pumpkin party and invited everyone to look at the results. She reported several residents meet outside daily and announced anyone is welcome to join. She asked about the possibility of a fire pit so get-togethers can continue through the cold weather. Mike stated he will look into a propane unit for the area. This could be a test to see if workable. There is one outside the Lodge in the pickleball court and one at Heritage Heights.

400: Dana Sansom reported the Unitil substation area has a high voltage sign but there is not a fence around it. There is quite a bit of noise from the station which will become louder when the foliage is down. She feels Unitil should make some improvements to the area. This will be checked out. She asked about seeding this year. Charles said there is seed for that purpose. Dana advised over seeding with a fine compost for areas needing it. She also suggested soil testing in the fall so that materials could be ready for what is needed in the spring. Another 400 representative to the Committee will be needed along with Gini Barss.

500: Mary Hamblett reported residents are very pleased with the moss removal. Some lamp posts need repainting. Residents were disappointed the planters were removed when still blossoming. She reported EMTs had trouble finding an apartment recently and asked if they had maps. The fire department and EMTs all have them. She stated she could sometimes feel a vibration and asked if cottages were built on a cement slab or with a crawlspace and was told there is a crawlspace. It was suggested a vibration might have been caused by a low-flying plane. She asked about a notice for when raised bed gardens would be removed. It was stated they would be removed on October 15. Residents may use the soil in them.

600: No report.

The meeting was adjourned at 10:25 am.

Respectfully submitted,

Cynthia McLeod