

HOUSE AND GROUNDS COMMITTEE  
September 3, 2025

Present: Kathy Berglund, Ginny Clifford, Donna Mae Donahue, Linda Fraser, Mary Hamblett, Marcia Lee, Norm Miner, Sue Mitchell, Dana Sansom, Sandra Taylor, Ray Watson, Nicole Valente, Mark Jenks, and Bud and Judi Berry

The meeting was called to order at 9 AM by Chair Mary Hamblett.

MSV: to approve minutes of the August 5, 2025 meeting

Nicole Valente reported there has been good progress with window washing. She will continue to send notices to those residents who will be next on the schedule. She had bought a new chair for the lounge but will be returning it as it is not satisfactory. She will likely wait until spring to purchase new outdoor tables and chairs. There is not a plan to replace movie theater chairs at present.

She keeps a list of where conversions from tub to walk-in showers are needed. It is best to do such a replacement when a unit is empty to avoid having to move a resident to a guest accommodation.

The proposed Fall Work Day is a resident focused activity with individual areas deciding what to do and when. The Council did not want a community wide event. It was asked where to put bags of leaves for maintenance to pick up. Mark Jenks suggested coordinating with Charles but noted that normally residents are asked to leave bags next to the road or the parking lots.

Mark reported there had been a good candidate for lead landscaper but he turned down the position as he wanted a larger operation. Tree removal and stump grinding has been accomplished but there is still follow-up work after tree cutting. He continues to work with the new software; there will not be further software purchases. About 60-70% of the maintenance requests have been accomplished; there are about 30 landscaping requests to be completed.

A list of native plants had been distributed but some of the perennials listed are not appropriate as they are invasive. Dana Sansom, Ginny Clifford, Marcia Lee, and Linda Fraser volunteered to compose a list of acceptable plants.

Residents who want to take care of their own garden areas may request a red stake from Nicole. They need to be aware that they are then responsible for all upkeep of that area.

It was asked if there could be a term other than Representative for Committee members as it can be confusing in differentiating between Area Rep and House and Grounds Rep. After discussion it was agreed there wasn't a good option so information should clarify which committee the Rep is representing.

#### AREA REPORTS

200 Area: Donna Mae Donahue reported no concerns and that everyone was happy with what had been accomplished on Earth Day.

300 Area: Ray Watson reported two of the new trees appear diseased with what looked like Cedar Apple Rot that affects crabapple trees. Linda Fraser reported two lamp posts that had burned out making it dark for walking at night. Mark will look into it but suggested walkers use a headlamp or flashlight.

500 Area: Ginny Clifford announced the Concord City Hazardous Waste Collection would take place Saturday, September 13, at the Everett Arena. Nicole will post a notice by the mailboxes. Ginny also stated she enjoyed the videos of Mike and Nicole inspecting the Administration Building roof with Isaiah.

600 Area: Marcia Lee reported that Cheryl Roy keeps a list of all work orders and landscape requests.

100 Area: Sue Mitchell reported her ramp needs repair as it is a tripping hazard. She brought a picture for Mark as he has stated Maintenance likes to have a photo so they can be prepared. Donna Mae Dodge noted that she and a neighbor recently had their ramps satisfactorily repaired.

Lodge: Norm Miner did not have anything to report but stated that he realizes how much Maintenance has to do and thanked Mark.

400 Area: Dana Sansom reported residents had been expressing frustration with Maintenance and lack of service. Two well qualified residents had volunteered to assist but were turned down. She explained the Cedar Apple Rod disease can be carried long distances by wind. Affected leaves can be removed and put in a black plastic bag. The disease should not kill the trees; they had tried to purchase a resistant variety of crabapple tree. We are in a moderate to severe drought and she had composed an information sheet for responding during drought, emphasizing watering. She recommends placing a drip line hose among the dying lilac bushes so as to put water at the roots not at the leaves. She also emphasized plants should not be fertilized during drought conditions.

Mary Hamblett stated there is still \$500 in the House and Grounds budget and if residents have purchased materials for common areas they can submit receipts to her for reimbursement. It was suggested some of the funds could be used to purchase a drip hose for the lilacs. It was asked if there are water restrictions from the city; Mark stated there are none at this time.

It was agreed to move the October meeting to the 8th rather than the 1st as several Committee members would like to go on the bus trip to Castle in the Clouds.

Mary noted she has several baby spider plants if anyone would like one.

The meeting was adjourned at 10:08 AM.

Respectfully submitted,

Cynthia McLeod  
Secretary