

**Champlain Homeowners Association Annual Meeting  
April 3, 2006**

Attending: Ben Dennis, Joannene Hudak, Bob Moser, Mike Waterhouse,  
Shireen Ambush (Abaris)

Meeting called to order 7:10 P.M.

**A & W LANDSCAPE**

There have been complaints that despite the recent drainage work, there is still a lot of puddling and stagnant water in some areas. A representative from A&W Landscape came to discuss options. In the area below the tot lot (behind homes on O'Hara Court / O'Hara Place and McGee Way), A&W said that difficulties are the result of pine needles in the gutters are not allowing the downspouts to work properly. His recommendation is to remove the 5 mature pine trees, remove stumps for \$4,725 and re-grade and seed at a cost for \$1,485. He says pine trees in such an enclosed area have a "shelf life" of 15-18 years. These pine trees were planted when community began, so they are about 20 years old. The shedding needles and shade contribute to the inability of grass being able to grow there. Joannene H. concerned that "screen" be planted if the trees are removed. Shireen A. suggested Leland cypress – they grow fast, create a good screen, do not shed needles or spread creating shade.

Mike W. said there are other "tree problems". There are pine trees where the retaining wall was recently erected. They will have to come out eventually. These trees were planted after 1990 though, so they are "younger".

A&W suggested a maintenance recommendation – ask the lawn care company (currently Lawn Ranger) to clean the top of the drains, by just brushing off debris, whenever they cut the grass. Also, A&W could flush the tubes with high pressure water hose. That's billed based on time and material, and cost for any repairs would be submitted to the management company. Cost in the area of maybe \$300-\$400 each time (for budget purposes). Board will consider for future.

**HOMEOWNER CONCERNS**

Mr. Chan, owner of 2920 McGee Way, informed the Board that his tenants have vacated his property as of Saturday (April 1, 2006), leaving the property is surprisingly good/clean shape. The board was concerned that the tenant kept bringing a pickup truck onto courtyard/grass on Friday and Saturday. Mr. Chan said he saw that and told tenant to stop, but he evidently did not stop. Bob M. found the tenants' old Cherodee covered with mud nearby, and suspects that that is the SUV that came through last month on a joy ride over the grass / common property. Mr. Chan has a new tenant lined up – a couple who will be moving in this upcoming weekend (no kids, no pets, no smoking).

Homeowner asked about the status of a leaning light pole at 2910 McGee Way. Has concerns about safety, live wires. Abaris said the pole is being replaced later this week, but that the wires were “capped off” so they are safe.

Homeowner and his tenant who was responsible for graffiti attended the meeting. The tenant had tried to remedy the graffiti. When part of the attempted remedy was unsatisfactory, the board agreed to have a professional handle it and bill the property owner. The property owner requested additional time, which Abaris agreed to, however, the professional had already come out and removed the graffiti, at a charge of \$395. The board agreed to pay the full bill and not charge the property owner.

### **MINUTES FROM MARCH 6, 2006 MEETING**

Minutes from the March 6, 2006 board meeting are approved unanimously.

### **DRAINAGE ISSUES**

A&W representative left the meeting and the board discussed the options. One concern is that the clock is ticking on the warranty. It’s advisable to remove the trees and monitor the problem while we can. If drainage is still a problem, there will be time to require A&W to remedy the situation. The Architectural committee will need to encourage property owners to keep their gutters clean so that the downspouts work the way they are supposed to. The board voted to remove the pines trees ASAP, and will plant other trees (probably Ieland cypress) in the fall. This will occur while the drainage work is still under warranty. Abaris will send a letter to homeowners explaining why the trees are coming down and encouraging them to keep their gutters clean.

### **PARKING LOT DRAINAGE ISSUE**

Chamberlain will repair the drainage issue on O’Hara Circle, weather permitting this week.

### **WSSC**

WSSC replaced curb boxes specifically mentioned as a problem. They inspected all on Champlain property and will replace/repair more in the near future.

### **COMCAST**

Comcast notified Abaris that they did have one “legit” temporary line above ground on Champlain property. The second line (white cable) was not legitimate and has been removed.

### **CRIME ALERT**

Crime Alert went out to all property owners and residents. It’s a growing problem. Just last Friday night (March 31, 2006), three juveniles were arrested on Champlain property. They had threatened children at the movies/shopping center and were chased over to Champlain. It involved 5 police cars, 11:30pm. Bob M. said he’d try to find out if the arrested juveniles were Environ residents.

We could request that the police “drive thru” Champlain more often. We could request an officer come to a meeting to address interested owners/residents. We could improve lighting. Police are willing to work with neighborhoods. There is a new police officer living in the community, but so far he/she is not able to bring home a police cruiser. That’s often a good deterrent – having a cruiser parked on the property.

Unsupervised children (Jake/Joe/Julie) from Champlain attract friends from outside of Champlain. The leave bikes in front of doors/entranceways, tear up the grass/landscaping, have hidden destructive implements (hammer, big rocks, baseball bat) behind bushes, dump the ice melt on the pavement (degrading the new paving job), sit on the electrical boxes and throw stuff around. Unsupervised kids & longer days – an accident waiting to happen. The newsletter has not had much if any effect. Better to know who the kids are and target the direction/criticism. Mike W. suggests more signage. Discussion about whether or not there are rules in place about ball playing or playing in general in the street. Abaris reminds the board that rules require fair and equal policing and enforcement.

If no rule already exists we could work on the language at the next meeting. Violation of rules should result in “punishment” such as a specific dollar fine. If rule is adopted, then signs could be erected. If there is a rule, Shireen A. thinks it would be included in the resale package that goes to prospective buyers. She will check.

### **SOLICITATION**

Mike W. brings up solicitation. Signs at entrance to Champlain say no solicitation, but flyers from local restaurants and businesses end up on doors. Can be telltale signs of people away from homes. Shireen A. says that if we provide here with the names/addresses of specific businesses, she will notify them to stop.

### **ARCHITECTURAL COMMITTEE**

Architectural committee needs to gear up for a spring inspection. If owners got an extension from the fall inspection, it is up April 30<sup>th</sup>. The Architecture Committee consists of Maureen Hood, Mike Waterhouse, Bob Moser, Candice McManus.

Ben D. suggests that the committee discuss guidelines for floodlights on individual homes.

Mike W. expresses concern that some courtyard lights are too bright while some lights on Champlain streets are too dim. Shireen A. suggests an evening walk-through with the electrician to identify and find options. Mike W. & Bob M. volunteer to join walk-through. As long as they are walking through the property, they might check for trees that need attention.

Ben D. suggests cameras, real or fake. Shireen A. notes that dummy cameras may instill a false sense of security, and could cause problems for Champlain later on if something happens on the property. Bob M. notes that if the cameras are real, then the question

becomes who will monitor, where, who responsible for “response”. Lighting is the best crime deterrent.

Mike W. suggests bollards in some areas to prevent vehicles from driving up into some courtyards or common grassy areas. Shireen A. will contact a vendor for suggestions or pricing.

Joannene H. brings up a rental sign that is on common ground, on the island across from the club house. It is not referring to a specific address and has been up for months. Shireen A. will call the number and ask responsible party to remove it, or put it front of a specific property.

**NEXT MEETING**

The next meeting is on Monday, May 1, 2007 7:15 PM at clubhouse. Meeting adjourned 8:45 PM.