

## OPEN SPACE COMMITTEE (OSC) MEETING

8/14/08

**Attending:** Russ Fuller (RF), Jim Gambill (JG)

- JG attended as candidate for membership to OSC

The meeting was called to order at 7:05 PM

RF provided copy of the OSC charter and Courts and ridges plot map to JG.

RF briefed JG on high points of some key activities

- Generally, monthly meetings are as follows: BOT on Monday, Events on Tuesday, ARB on Wednesday, OSC on Thursday
- New candidates for membership must attend 3 meetings to gain decision rights of committee plans and agreements.
- Members lose membership if 3 unexcused absences are accrued

Old Business:

- Tennis court repair by repair company (Bishop Tennis?) went well
  - o Except that the repair company did not replace one net's center anchor Net farthest from entry gate as they had recommended we have done and included in the repair agreement.
    - RF is pursuing a credit on the bill for the work not performed by Bishop Tennis as stated in the work agreement.
    - It is ok for PMP to release the final payment to Bishop Tennis minus the \$600 for anchor replacement.
  - o The Net adjusting crank handles were removed from the tennis court nets to for safety. They are located in utility room of clubhouse.
- Basketball court repair also went well
  - o Except there is a significant dip/trough – and error in the repair - in the surface on the Walgreen's end of the court under the net, roughly 6 ft long x 8 inches wide
  - o RF is pursuing correction of the error by the repair contractor, who has indicated it should be complete in about a week
  - o PMP will not release funds for the basketball court work until RF instructs them to do so, after the error is repaired
- HOA landscaper BladeRunner's (BR) contract will soon expire. OSC is considering whether to pursue another contractor and may get bids
  - o BR point of contact is Terry Turner
  - o We pay BR monthly installments based on a negotiated contract

- BR did not properly trim the hedges at the main sign so lights do not shine properly on sign. Although BR has agreed to correct the problem there has been no action to do so. The OSC will contact Terry Turner to get the issue resolved.
- The trash cans outside the pool fence and courthouse are overfull and have been for a while.
  - It was unclear who should be emptying this trash. There may be a handyman to whom this action falls.
  - Meeting attendees emptied the cans after the meeting
- A sign on Kenilworth road read “Closed after dark...”
  - But vandals have broken the pole, so a sturdier pole is needed to dissuade this vandalism
  - The police can be called to enforce the “no loitering after dark” posting if the sign is in place
- A child was recently seen squeezing through the gate access to the tennis court.
  - The chain and lock securing the gate closed should be locked with a tight/short chain loop to inhibit this action.
  - The child inside the locked gate can prevent someone from providing assistance if the person is injured while inside the fence

**New Business:**

- In September the OSC is planning a tree and limb clearing activity to cut down and stage for removal several dead trees and limbs. Also the group will spread seed and lay hay as required in the resulting bare spots.
- The OSC has spent roughly half the annual OSC budget of \$5000.
- Some shrubs along Gloucester are dying and needs to be replaced. The OSC will wait until fall to have that done.
- Street light #27 is faulty, blinking and needs repair. (Only townhouses have street lights, not residences.
- The Tot Lots need inspecting for safety and liability, which may run on the order of \$1,000.

The meeting was adjourned at 8:00 PM.