

Robbe Farm Road Community Association (RFRCA)

A Robbe Farm Road Community Association neighborhood meeting was held on Sept 10, 2016 beginning at 10:00 am at the Mailboxes area.

1. Ed Juengst welcomed all and introduced the other Board members and the new people who had moved in over the last year.
2. Elections were held. The slate was moved by Gretchen Ingvason, seconded and approved unanimously by all in attendance. Peter Krslovic will continue as the president, Ed Juengst will continue as Treasurer and Bob Gordon will be the Secretary. We all thanked Gretchen Ingvason for her year of service as Secretary.
3. Ed talked about the Covenants and the By-Laws.
 - i. He reported that all additions or changes that homeowners made to their properties prior to the incorporation of the HOA in mid 2015 would be considered approved by the developer.
 - ii. Ed encouraged everyone to submit details to the Board in writing of any major changes that will be made to the exterior of their homes or yards prior to doing work in order to receive approval as required by the Covenants.
 - iii. Ed reviewed the Town of Peterborough pet policy and ordinance regarding picking up after pets.
 - iv. All HOA dues are current and are paid in full thru December 2016. Invoices for 2017 will be sent out in November and will be due by December 1.
 - v. The Board will be sending out some amendments that clarify the existing By-Laws. The changes are: 1. The annual Meeting date will be amended from May to September 2. The methods of communicating with the residents will be amended by adding Email to the list of approved methods. This works well and keeps costs down, 3. Clarification of Board Powers to levy fines will be amended to include all violations in order to enforce covenants and rules when necessary.
4. Peter reported that he will be meeting with Lawn Envy on Sunday 9/11/16. He will discuss improving certain areas of the Common Land each year and requesting cost estimates, for example, the entrance from Union Street, the old horseshoe area, areas along roadways, etc. Knowing how much things will cost will allow us to budget accordingly. The HOA has and needs to have a surplus to be used for emergencies like tree damage, repairs to the mailbox roadway, etc. but a portion of it may be able to be used to make the improvements to the Common Areas.
 - i. Residents asked that the employees of Lawn Envy wear identifying clothes or drive trucks that are marked Lawn Envy and to refrain from parking on any grassy areas.

- ii. Victor King suggested that a "Garden" committee be formed to assist in choosing plants, etc that will be used to improve the common areas. The Board will contact Victor to head this up and recruit others who would be interested.
 - iii. Karen Vartanyan made a suggestion of placing 3-4 benches around the Robbe Farm Road circle. Everyone agreed that this was a good idea. The Board will look into sourcing appropriate benches and get costs.
5. After all bids are received the Board will meet to establish the budget for FY 2017.
6. Steve Lipofsky reported that he created a Facebook page that could be used for community information sharing. Residents will need to request to be a member of this private group. He also has developed a website page where official community documents are stored. The Board will send out the link to the FB group and the website.
7. Lisa Conway asked if the dues would stay at about \$20 per month. All members of the Board said that is their goal but that a small increase may be needed to make improvements in common area landscaping.
8. Gerry Boyle asked about the markings on the driveways. Ed said that SUR has marked the driveways that need to be fixed as a result of the new roads. He is not sure when the repairs will take place. Residents also commented about the poor quality of re-seeding along all roadways that the town did after the roads were paved. Ed will talk to the Town again and Peter said he would talk to the Landscaper for ideas.
9. Karen Vartanyan told everyone that she has replaced her propane tank and is now dealing with a company other than Allen and Matthewson. If anyone wants more info they should contact her.
10. Tracy Messer told us that his 96-year-old mother is living with him for the winter until Scott Farrar is ready. She has all sons and grandsons. He asked if residents would consider dropping in to see her (preferably female residents because she is living with a house full of males).
11. Victor King reminded everyone especially the new neighbors that Halloween is coming and we get many, many kids visiting our neighborhood.
12. Carrie Requa (via Claire Juengst) asked if the residents would be interested in a Community Yard Sale next year. All seemed to be in favor. The Board will ask Carrie to head that up next year!
13. Meeting adjourned at approximately 11:00 am.