

Greens of Park Ridge June 8, 2023 Board of Directors Meeting Minutes

Date: June 8, 2023
Location: Zoom Meeting

Board Members Present: James Day, John Wilkinson Jr., Tom Atkins
Management: Kimberly Barrett
Guest Present: Peggy Lipson (19 Kimberly Dr.), Joy Jenkins (33 Kimberly Dr.), Scott Dixon (31 Kimberly Dr.), Maria Massey (29 Kimberly Dr.)

Meeting called to order at 7:01pm, quorum was met.

Meeting Agenda: John motioned to approve the meeting agenda as written. Tom seconded, and the motion passed unanimously.

Open Forum:

Peggy Lipson - Asked if it was true that the entrance of Kimberly Dr. was going to be closed? James responded immediately stating that a lot more vehicles have shown up since new residents have moved in on Kimberly Drive, and there has been discussion of possibly extending the fire lane in front of 1 Kimberly Drive, or having this resident cut there shrubs back which they have done, and it has been discussed about having all vehicles enter on Wellington Dr. and exiting from Kimberly Dr... The reason for the discussion is there is a blind spot when making a left hand turn on to Kimberly Drive from Parkway Blvd.

Peggy Lipson- asked if the Association was getting community mailboxes? James responded immediately stating that the Board was asked to explore the option of cluster mailboxes. It was found out that the Postmaster must approve the cluster mailboxes and the location must be determined. Before the Board acts, we would like feedback from the residents and once ready to proceed something will be provided to the residents for feedback. There is still information needed from the postmaster before anything can be sent out. Tom stated that he spoke to all owners on his street and stated no one was for it.

Joy Jenkins- asked if there was anything that can be done with big trucks turning around in personal driveways? She stated that her property is being damaged, such as her mailbox and driveway. There are currently sandbags around the mailbox as she has reached out to the postmaster to approve moving the location of her mailbox to a safer location. There is also the issue of not receiving the mail as trash cans are blocking her mailbox. James responded that a complaint should be filed with the delivery companies with regards to them turning around in the driveway and reporting the damage with the mailbox as well.

Master Update: James stated there was a May 2023 Meeting, and most of the discussion was on security. There was no update on the new pool. The Board did agree to add cameras at the clubhouse, and to remove some bushes around the playground. Residents

will also see an addition around the pool area as a resident will be donating the community a Free-Mini Library, the resident will be responsible for the full cost and for building, the Board approve gift and gave permission for it to be located on common ground.

Scott Dixon- asked if the master's had any parking updates about parking on Parkway Blvd.? James responded immediately stating that Parkway Blvd. is patrolled by the Stafford County Shariff Department and must call the Shariff Department to report the vehicles as Management has nothing to do with Parkway Blvd.

The next Master meeting will be held on June 13, 2023.

HLS Site Visits:

Management went over all reports with the Board from February 2023 – May 22, 2023.

Minutes:

John motioned to approve the February 9, 2023, meeting minutes with corrections. Tom seconded, and the motion carried.

Financial Review:

Management provided the financial report for the month of May 2023.

Unfinished Business:

The dead tree behind 12 Wellington was removed by HLS.

New Business:

1. James motioned to approve HLS proposal in the amount of \$1730.00 to remove a dead tree at the end of Wellington Drive. John seconded, and the motion passed unanimously.
2. HLS Proposal for new trees along Aylor Ct. – Tabled. Management is to provide more bids.
3. Management is to send a letter to the Merit School and ask if the sign can be dimmed.
4. Management is to get proposals for Saxony Drive for "No Littering."
5. Management is to reach out to Legal Counsel to provide a Parking Policy.
6. Management is still waiting on update with Stafford County regarding information on One-Way Entrance
7. Cluster Mailbox Update- Must be approved by the Postmaster, Location also must be approved and the boxes cannot be located in any fire lanes or dead ends of the streets, cluster boxes must be installed on a 4x8 concrete pad, once approved the community cannot go back to individual mailboxes, the post office does not have the authority to make the Association move to cluster mailboxes, must be CBU boxes and can run from \$2400.00- \$3000.00 per unit, the Association must pay for all equipment and concrete, replacement key will be in the cost of \$25.00, for a new owner new keys will be \$15.00 and will receive a total of three keys if seller did not provide keys.

Executive Session:

None

The next Board of Directors meeting will be held on August 10, 2023.

Meeting Adjourned at 8:50pm.

Approved
8/10/2023