

Greensward  
Alicia Morrow  
email: morrowmam@comcast.net

GREENSWARD VILLAGE ANNUAL MEETING  
JULY 22, 2017

Call to order: by Village Chair Read McCaffrey at 10:00 A.M.

Call to approve the minutes of the 2016 Annual Meeting. Motion made, seconded and approved by all.

Read introduced committee members Dick Noonan and Alicia Morrow and alternates Darlene Furbush, Carol Stenberg and Bill Blaisdell.

**Read McCaffrey – Financial Report**

The detailed “Profit & Loss Budget vs. Actual Greensward January 2017 through June 2017” report was attached to the agenda that was distributed prior to the meeting.

As of June 2017, Greensward Village’s assets totaled \$313,315. We are in a good financial position. There are 22 miles of roads in New Seabury and we are the largest village. Repaving roads is expensive. For example, it would cost about \$125,000 to repave Glenneagle Drive.

Greensward Village’s Total General Maintenance, at 50% of our budget, is nearly \$14,000 so far and Total General Expenses, including Administrative, are at 41%. In general, we are at 50% or less through June 2017.

Money Market and CD interest is higher than last year at this time.

Read introduced Mike Richardson, the Peninsula Council’s Executive Director, who discussed several expenses that are over budget.

## **Mike Richardson – Financial Report**

Mike reported that Greensward Village is in good shape moneywise. Then, he addressed some over-budget issues.

Irrigation – Costs are loaded up front so we should be under budget at the end of the year.

Insurance – The expenses for an ongoing lawsuit, which may be settled shortly, are in 6 digits. This is not a Greensward Village lawsuit, but insurance expenses are shared among the villages. The insurance rates for the Peninsula Council have doubled.

Gas Lamp Repair – Greensward Village's expense through June 2017 is \$2100. There are 82 gas lamps. They are not effective, but replacing them with electric lights would require costly underground cables.

In Greensward Village this year, 16 gas lamps were fixed. It costs \$61 to replace a mantle and it cost \$700 to replace the downed gas lamp on Prestwick. Replacing signs resulted in some broken mantles.

Since the gas lamps are getting older and will eventually need to be replaced, the Peninsula Council is looking for alternatives. One alternative, solar lighting, does not emit enough light.

Water – The costs are front-loaded so they will not increase during the balance of this year.

Wind, not snow, was a problem last winter and Turpentine Beetles weakened trees. About 200 damaged trees had to be removed from Rock Landing Road.

Two weeks ago, eight inches of water flooded the Peninsula Council office. The office is now located on the third floor of the Grace Brain

Center. In return for their generosity, the Peninsula Council will landscape the front of the center.

When will the sign on Prestwick be replaced?

For the sake of economy, we will coordinate replacing that sign with other similar work that needs to be done.

### **Read McCaffrey – Properties Report**

Three properties were discussed:

25 Troon – exposed pool equipment. This property is not part of the Universal Village Declaration (UVD) so it is not under ARC Guidelines. So far, the owners have not attempted to hide the equipment. Tom Caston, of Special Maintenance, reported that, if the owners do not do so he would plant fast growing trees on the right-of-way along Troon Way.

Will planting trees be a Special Maintenance expense?

Yes, but we are still trying to get the homeowners to plant the trees.

8 Glenneagle – This property greatly needs improvement, but is not covered by the UVD.

Who gave permission to clear-cut this property?

There was a prior lawsuit on the property and the court decided that the ARC Guidelines do not apply.

181 Greensward – The bank has relinquished control. The property was either sold or is in foreclosure. Hopefully, the new owner will build a new home.

### **Alicia Morrow – Properties Report**

The Walton Heath Way guardhouse has chipped paint on some of the trim. We are looking into repainting it.

In Greensward Village, there were 43 ARC permits for tree removal, repainting, etc. issued to homeowners in the past 12 months. There were 18 new homeowners from August 2016 through May 2017.

Air BandB has come to Greensward Village with several homes listed on their website.

Some properties have been clear-cut. In an attempt to be more selective about tree removal in the future and keep Greensward Village green, we will work very closely with Tom Bone, the new ARC manager, to insure that trees that can be saved will be saved.

### **Read McCaffrey - News regarding Board elections and calls for nominations and vote**

There are no time limits for members of the Greensward Village board. Read and Dick Noonan will step off the board, but they would like to be alternates. Darlene Furbush, a Vice-President of the Peninsula Council, will step aside as an alternate.

The proposed new board will be Alicia Morrow, Jeff Aframe and Bill Blaisdell with Read, Dick and Carol Stenberg as alternates.

Bill has been an alternate and is involved in the Grace Brain Center, Mashpee zoning board and veterans' affairs. We are fortunate to have him in our community. Jeff moved to Greensward Village two years ago and has a background in management and administration. He will be an asset to the board.

In order to avoid electing all new board members at one time in the future, a motion was presented and approved to stagger the terms of office. Then, a motion was presented and approved to elect Alicia for three years, Jeff for two years and for Bill to complete the one year remainder of Dick Noonan's term.

Alicia will serve as Village Chair for the next year.

The 2017 Greensward Village Annual Meeting minutes will be in the next Peninsula Council Reporter.

### **Dick Noonan – Development Report**

There was nothing interesting to report. New Seabury Properties' (NSP) representatives were too busy to provide an update.

### **Tom Caston – Special Maintenance**

There is a plan in Mashpee to erect a cell tower on Red Brook Road in about 1 year.

Read said that our community looks terrific and noted that Tom is responsible for the plantings.

What about the storm drains?

They are cleaned every 2 years. None have been replaced in the last 2-3 years. They cost \$5,500 to replace. Mike knows that a drain on Troon needs attention. A map of the drains does not exist.

What about the drain cover near the Walton Heath Way entrance that could catch a bike wheel?

We will take a look at it.

### **Read McCaffrey – Other Village news and residents' forum**

What can be done about noise levels? Do either the Village or the Peninsula Council have recourses?

First, have a conversation with the homeowner. If this does not work, give Mike or the Greensward Village board the name and address of the homeowner along with the disturbance dates. We will approach the homeowner. The last resort would be calling the police.

Is there an ordinance about noise in New Seabury?

Bill Blaisdell will provide the information from the town zoning by-laws.

What do we do about overgrown trees and bushes that create blind spots?

Tom will address the problem and he and Mike can work together on the removal of the branches. For example, at 25 Troon Way, the Mashpee Chief of Police determined that some branches were a safety hazard so the Peninsula Council trimmed them.

What can be done about smelly garbage that was dumped near Triton Circle? The police came and removed the garbage but the smell is still there. A large truck, heard around 3:30 A.M. today on Troon Way, may have been responsible. The road may also have been damaged.

Mike can check the cameras for that time and we can report the information to the police.

Do we get any financial assistance from the Marketplace, Popponesset Inn, etc. for road maintenance?

Greensward Village gets help from Special Maintenance on several Village roads and the Marketplace, Popponesset Inn etc. contribute to the Peninsula Council.

What is the status of sewer hookup for Glenneagle homes?

Tom said that, at this time, it is a rumor. The capacity is needed for new residences. We will advise if we receive further information.

Dick Noonan thanked Read for his time on the Village board and his hard work.

30 residents attended the meeting.

The meeting was adjourned at 11 A.M.