



PINEWOOD VILLAGE UNIT OWNERS ASSOCIATION

Hello Pinewood Village

The Pinewood Board met on March 17, 2021. This letter will give you a summary of the topics covered and resulting actions. In addition to a summary of the Board Meetings and Financials for the month, the Board is hoping this Newsletter will also provide answers to frequency asked questions unit owners (new and long time) may have.

Present at the meeting were:

Board Members: Ilana Grallert (President); George Blike (Treasurer); Roger Clarkson, and Barbara Newton.

Unit Owners: Linda Barton (Unit 8), Christopher Ashley (Unit 11), Rebecca Johnson (Unit 9), Jan Bent (Unit 3) , Jane Bancroft (Unit 24) and Eesha Sharma (Unit 22)

Moseley Associates: Kara Moseley

Covered Agenda

Minutes

Minutes for the February 17, 2012 Board Meeting were accepted with one change. The change clarified the approval steps for Unit 9's requesting to change their furnace from oil to gas.

Financials

The financial reports were accepted. George reported that everything looks to be on track for February 2021 with nothing major to report. He explained the report to the attendees and reiterated the three "buckets" of budget: regular reoccurring operating expense, reserve for unpredictable one-time needed expenses and long-term capital needs expenses.

Update on Major Projects and Community Operations

Old Business

Siding Update

Brian Roy of DKM has given the Board an update of where he is on the project. DKM continues to work on collecting contractor bids and hopes to stay on schedule to report as planned. Within the DKM update it was reported that Bennet Builders submitted a revised

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quote based on the established scope of work. Unfortunately, Bennet Builders' quote reflects a price increase and indicated no interest in working on the window replacement business. DKM is still looking to bring in 2 additional quotes and continues to work on keeping the window replacement option as part of the project. DKM shared that the price of the project is being impacted by "supply chain issues".

The Board is still planning for an April Meeting on the Siding Project, and owners will be given at least a seven day notice for this meeting. Stay tuned.

Mylar Updates

Thank you again to all Homeowners for your prompt response and participation in updating the PWV Mylars.

PWV has contracted Ron Taber, with Viva La Brea Geomatics in Lebanon, NH, to complete the required property survey and draft the updates to the Mylars. His work will also include filing all the required updates with the Grafton county records office. PWV last filed updated Mylars in 2010, and now we are reporting 19 revisions. The cost of this project will be charge to the reserve budget. The Board is going to consider that in the future some of the costs for updating the mylars should be passed on to the owners that are requesting permission from the Board for changes to their unit that would require an update.

Again, thank you Linda Barton, Jan Bent and Kara Mosley for all their work on this project.

Oak Ridge Development

Jan Bent attended the Lebanon Board meeting on March 8th and shared this update. Jeff Shapiro, who is the designer and owner of this property and his attorney were present. The plan shared was for a rental development, with rentals probably \$3,000 a month, and that they're trying to attract young families. On the 5 acre property they want to build 22 units. They're going to have four different building types, including two-story duplexes, single story family homes, single family homes and then one large build a building with multiple units in it. Various concerns were voiced. First was a concern regarding the density and accommodating parking and garages and everything else on 5 acres. There was concern about only one access road to the development. People living in Oak Ridge were concerned about the snow removal needed at the south end of the property which could drain over a trash infested slope that leads down to Quail Hollow. This could cause erosion and perhaps some toxic waste. The developer also shared their plan for the sewer. Sewer for the development will be privately owned but is planned to tie into Pinewood Village's sewer. This information is of particular concern to PWV, as our sewer is 42 years old and there are questions if it can support 60 to 80 additional people. Since 3 Lebanon Board members were new, they had not yet walked the property and they wanted to do that before going forward. The meeting went on for two hours without any input from the public, so they've called a special meeting for March 29. In response to Jan's report the Board will look at the history of our sewer and contact our lawyer to see how to proceed with our concerns. The Board was informed to be able to raise a specific concern at the March 29 meeting, the association would need to communicate that by March 22. It is the association's plan to do that.

The Board wants to again thank Jan for her work on keeping us informed about a project that will have a lot of impact on our community.

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Working for our Unit Owners

Unit 24 Sump Pump

Having confirm the sump pump had been serviced and is operating as intended, the Board worked to medicate the noise concerns. We are pleased to report that the noise is down at an acceptable level for now according to its owner, Jane Bancroft.

Unit 5 Water in Basement

Wet Basement Solutions, LLC has provided 2 approaches to addressing the issues. They believe it will be a matter of fixing cracks in the foundation wall vs. a larger drainage /sump pump medication. This work will begin as soon as can be scheduled.

#22 Water Damage from a Broken Pipe / Insurance Claim

While the unit owner was away, it appears the furnace failed which caused the pipes to freeze and burst, causing major damage. Along with the unit owner insurance company, the unit owner is working closely with Mosely Associates to begin repairs. Immediate action was taken to take care of water mitigation and making sure that mold and damage does not spread. The unit owner shared that she is devastated and wanted to share a few lessons learned so others may avoid what is a challenging situation. It was discovered that she was underinsured and said that her experience should be a lesson for other owners to check their personal coverage. She also recommended a device called a Flo, costing about \$ 500 which can be installed by a plumber and which will detect excess pressure in pipes and then shuts off the water automatically. Other products are available to monitor temperature and alert when a problem.

The Board expressed sympathy for her situation. It does makes us all think about what can be done to avoid significant damages. Although unit owners are asked to inform the association when they plan to be away, this does not mean the unit is being checked or monitored by the association. That responsibility lies with the owner. Yes, the association does keep a Key should an emergency request to allow access be made.

Unit 9 – Change to Propane Heat

The requested information has been provided and the Board has given approval for this project.

Operational Updates

Lawn Mowing Contract – Now All Season

PWV has signed contract with Lundy's Lawn Care for a full season that will take us through next winter.

Watch for a FAQ on Lawn and Landscape Work coming this Spring.

Last few items

COVID 19

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