

Council of Condos Meeting Minutes – February 17, 2021

The Zoom meeting was called to order at 7pm by Louise Squitieri, President.

Ed Goldfarb, Treasurer, reported the Council's Treasury's as of today is \$3027.51. When the eight condos who have yet to pay their 2021 Council dues submit payment the total will be \$5,633.

Agenda

Item #1

- New Water Company
 - Hydrant Flushing and Testing

George Rolita, Vice President of the Council, reported he has been in touch with SUEZ, the new domestic and wastewater company now servicing Heritage Hills and with the Town of Somers Bureau of Fire Prevention Chief, Tom Tooma (also Building Inspector) and the Somers Fire Inspector, Bill Premuroso regarding the inspection, testing and maintenance of fire hydrants in Heritage Hills. For the record, all of the buildings in Heritage are of wood frame construction therefore fully operational and well-maintained Hydrants are of the utmost importance.

Further, in reviewing the Bureau of Fire Prevention meeting minutes from 2.14.11 through 1.15 2020 (almost nine years) it was noted that comments relative to concerns with fire hydrants in Heritage Hills were included in many of the minutes with no resolutions identified. George was told by the SUEZ Customer Service Supervisor that he would receive a call-back from the appropriate individual at SUEZ.

Note: On 2.18.21 an email was received from SUEZ inviting all Condo Presidents, Society representatives and some Property Managers to a Virtual Open House meeting on Wednesday, March 10 from 7-9 p.m. to introduce representatives of the SUEZ management team and to meet their new customers. Hopefully this subject can be put to rest during this meeting.

Item #2

- Snow Removal
 - "C" Roads
 - Hydrants
 - Entry Ways
 - Carting Snow Away

Several Council members indicated snow was not properly being removed from the "C" roads and often large piles of snow were left at corners impeding visibility. Other instances were stated where snow was not properly removed from around fire hydrants thus creating a real concern in the event of an emergency. Society, as well as several individual condos, resorted to having their landscapers cart snow away, at an additional expense, as there was no place to put the snow from subsequent storms. In a similar vein, it is also most important that snow not block road signs indicating condo numbers.

The problem of ice dams and subsequent leaks was also discussed. It was noted that condos with flat roofs did not experience the condition that develops with pitched roofs. Most flat roofs do not have gutters and are pitched for the run-off. The reason behind the leaks is insufficient flashing when the roofs were installed. It also was noted that some units which had ice at the chimney level and used their fireplaces, melted the ice under the shingles and contributed to leaks into the units. It seems the only solution is the installation of proper flashing when the roofs are replaced.

Item #3

- Ice Fishing

Gloria Anderson reported it has become necessary for Society to instate a new Rule, for liability reasons, which says there will be no Ice Fishing or Ice Skating on the ponds belonging to Society. Signs stating that will be placed appropriately. In season and with the proper permit fishing is allowed.

This does not cover any ponds within individual condos which may want to consider something similar.

Item #4

- Roof Raking

Roof raking is done in some condos, at an additional charge, which can help in the prevention of ice damming. Leaf guards were also discussed but seem to have no bearing on ice buildup in the gutters.

Item #5

- Garden Clippings

With spring in the offing, the question of how condos handle the disposition of garden clippings was discussed. Most schedule a one or two times/week bagged pickup either at the end of a road or by trash bins by the landscapers but as to be expected not everyone follows the rules and bags are often on display when they shouldn't be.

Additional Comments

Jack Mattes, Society Community Affairs Chair indicated the Town has approached Dave Jacobsen, Security Chief, regarding the replacement of unit numbers which do not comply with the current code of 3-4" in height and are reflective. This will be a topic for consideration at the next Council's Code Compliance Meeting.

There being no further business, the meeting was adjourned at 8:30pm

Daria McDermott,
Acting Secretary