



**Mill Pond Place Condominium
Monthly Community Meeting via Zoom
Meeting #81 – September 10, 2024**

Attended:

Maureen Ruane	Ruane Property Management
Matthew Veilleux	Ruane Property Management
James O'Hara	Mill Pond Place Trustee
Kristin Olson	Mill Pond Place Trustee
Mark Mischenko	Mill Pond Place Trustee
Doug Jacobs	Mill Pond Place Unit Owner

Distribution: All Unit Owners

NOTE: Meeting minutes and other correspondence will be sent via email to all unit owners, if you have an issue or would prefer standard US Mail please call or email maureen@ruanemanagement.com.

Preliminaries:

49.4 Mailbox Area

The concrete around the mailbox area needs to be repaired. Mailbox area has been put on hold until The Mill is completed. It has also been noted that the stairs in this area are in rough shape. A gate has been placed at both the top and bottom of the stairwell for an added safety measure.

54.4 Capital Improvements

The Board will continue to do their due diligence on any upcoming capital improvements, keeping the entire community in mind. The next building that will be sided is 25-28. Golden Group has been awarded the contract. Notices will be posted before work begins.

Board and Ruane to reevaluate this year's siding and roofing projects.

65.3 Fences Behind Units #13-20 & #21-24

The fences behind units #13-20 & #21-24 are falling apart and need attention. RPM will seek quotes to replace these and present options to the Board for review.

The fence project remains on hold as other necessary improvements are being completed.

72.1 Landscaping: CJA has been contracted and has been onsite cleaning the property and performing weekly duties. The neglected area behind #5/#6 has been cleaned out, and a proposal to be submitted for work done to this area for 2024.

This area was inspected and needs additional work. Landscapers to be notified.

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Going forward, the board will be notified of when trimming will take place as some residents enjoy doing their own gardening on their previously approved plantings. We will ask residents to put ribbons on these plants so they can continue to prune them and keep them presentable themselves.

It was also noted during a recent property inspection that some type of treatment was done along the lake. As a reminder, the common areas are maintained by the association and no additional plantings, treatments or chemical application can be done without written permission. Furthermore, some of the land behind 29-44 belongs to Eagle Lake and not the condominiums. RPM, The Board and The White Oak Land Conservation Society work together to maintain this area.

As landscaping has been taking place this year, better attention to weeding will be conducted by the landscaping company.

72.2 Traffic Management: As the development of the Mill continues, we will continue to look into ways to best preserve Mill Pond Place. When construction is nearing completion RPM and the board to investigate installing security gates.

79.2 Pressure Washing

Pressure washing will take place this summer for all rear decks – all units 1-44. Additional pressure washing to take place: rear balconies of 29-44 and vinyl siding of 7-12. Notices will be posted when this work is scheduled to take place.

79.4 Wooden Fences

The wooden fence in front of units 1-6 is in need of repair/replacement.

79.5 Catch Basin by Units 24/25

There is a hole by the catch basin in between units 24 and 25. Please be mindful while walking as this is a tripping hazard.

This work is scheduled to be repaired.

New Business

80.1 Light posts

Light posts around the complex are in need of repair. Ruane and board to acquire quotes for needed work.

LidCo has been approved by the board to complete the needed work. Due to the nature of the repairs, some of the vegetation around the light posts will be disturbed. This vegetation is not slated to be repaired by LidCo and will be repaired in the Spring of 2025.

Reminders:

1.10 Communications

To log into the Mill Pond Place website, please go to www.ruanemanagement.com. Click on Client Login at the bottom of the home page. Choose Mill Pond Place Condominiums. Password is VillageWay.

22.1 Trash/Recycling

Please be advised that NO furniture or debris from household renovations can be placed in the trash dumpster. Every time this happens, the association incurs additional charges to remove the items, which is an unbudgeted expense. The more unbudgeted expenses the association incurs, the more the condo fee amounts will need to increase to cover these expenses. Please let RPM know if you see anyone dumping these kinds of items in the dumpster area.

25.4 Dog Feces

It was discussed that unit owners should try to walk dogs down by the mill area to go to the bathroom. All residents must pick up after their pets. There have been some recent complaints about pet feces in common areas.

40.3 Parking

Please park in marked spaces only. Parking along the street or in unmarked spaces (with the exception of unloading/loading your vehicle) may result in your car being towed at the owner's expense.

44.1 Pet Policy

A potential homebuyer was looking for approval to bring her two dogs to Mill Pond Place. The trustees decided to adhere the current pet policy that states each unit may have one household pet. If a potential buyer has two pets, they may obtain permission from the board, however, only one of the pets can be a dog.

49.1 Gutter Leads/Ice Damming

Multiple unit owners have had their units looked at and it was deemed that there was not enough insulation in their attics. MassSAVE provided new insulation, had all door sweeps replaced, had the bathroom fan vented outside, as well as other repairs. When you sign up, use 01520 – not Jefferson's ZIP. There has been a VAST difference – cooler, quieter and cost savings. This will prevent heat loss through the top of the building and help with ice damming issues.

Millpond Place has gone through the Condominium Approval Process. Please schedule an appointment with MassSAVE to take advantage of this cost savings and more.

49.2 Vinyl Siding Restrictions

A new rule to be recorded regarding the vinyl siding as we start to replace. No nails, screws, hooks or attachment are to puncture the siding. This includes plant hangers, name plaques or other decorative elements.

55.5 Common Areas

Common areas are jointly owned by all owners. That being said, several owners have personal belongings, such as flags, nameplates, furniture, etc. in the common areas, and many of our unit owners use their personal time and funds to help keep Millpond beautiful by adding flowers.

Please advise all occupants - whether it be tenants, children, family, or guests -to be respectful of the common areas and your community. There have been incidents where bikes/people/scooters are being ridden in the mulched areas and in turn killing some of the flowers that have been

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planted.

Please be advised that no birdfeeders nor bird houses are allowed within the common areas.

69.1 The NextDoor App

A private "Nextdoor" community has been set-up for Mill Pond Place. It is sort of a social media platform for neighbors to communicate stuff such as Zoning Board meetings, Conservation meetings, neighborhood alerts, etc. You can create a free account and by joining this group, if your name is recognized, you will be allowed entry.

"Mill Pond Place in Jefferson/Holden"

<https://nextdoor.com/g/tauajwvan/>

71.1 New Storm Doors

The Board has changed the guidelines for storm doors. The door shall be a "Full View" Storm door, this may be:

- Full clear glass; the screen door insert may have a bar across the middle. The glass must be optically clear and meet any building codes with regard to strength or breakage.

OR

- Full clear glass with a retractable "Screen Away" style; typically, this will have a bar across the middle to allow the top glass to be hidden in the lower section as a screen is "pulled down" from a retractable part of the door frame. The glass must be optically clear and meet any building codes with regard to strength or breakage.

Prior to replacement, a written proposal with specifications must be submitted by the Unit Owner to the Trustees and the Management Company for review and approval.

Next Meeting

October 8th, 2024

VIA ZOOM

5:30pm for Trustees Only

Respectfully submitted,

Mill Pond Place Condominiums
By Ruane Property Management LLC its Agent
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Property Manager

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