

HERRINGTON PLACE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES
Location: Heritage Hall
6-11-24 Meeting

ATTENDEES:

Greg Kaminsky, Jackie Decker, Claire Rama, ~~Brandon Board~~, Phil Berthelot
John Alvarez from R.N. Landis Management Company
8-15 residents

CALL TO ORDER:

John called the meeting to order at 6:32 PM.

MINUTES:

1. Approved last meeting minutes. Greg motioned to approve. Jackie seconded.
2. **Pond Status**
 - Dredging Status
 - Dredging pond 10 (Dogwood) & 19 (Maryland) complete by siteworks.
 - How much are other 2 ponds to dredge? Can we get at least 1 more in?
 - Need to verify the other 2 ponds do not meet the dredging criteria.
 - John to discuss with James at Siteworks to address Pond 6 cattail situation and propose mini-dredging. Greg to join walk through. See if it can be done before June 19.
 - Plastic and debris in Pond 14. John to find out if Jones Fish covers clean up of ponds. Other residents would like Pond 15 and 12 cleaned up.
3. **Landscaping**
 - Tall Grass Issues: Notice to cure lawn notice are not effective. May need to get City involved for additional enforcement. Violating city ordinances.
 - Juniper cul-de-sac island – shade trees (2 maples) instead of pines. Pines died. Remove rocks and mulch only. (Reuse river rock elsewhere if possible, such as front entrance, otherwise scrap it).
 - Front Entrance: Still doing mulch at the front entrance sign and greenery needs moved around (replace with year round greenery such as pines, evergreens, etc.).
 - Diggins last quote with line "Amount Proposed: \$85 per yard installed upon request". Does that mean we need to request that he go ahead and do the mulching? John to confirm.
 - John and Greg to meet with Diggins to discuss. Jackie to join but needs to send John dates for availability.
 - Seeding needs to be done in the pond at Firethorn/Maryland where grass was disrupted because of the fence install. Jackie removed all of the utility flags, so it shouldn't be an issue.
4. **Welcome Committee**
 - Committee to provide HOA regulations (bylaws, city ordinances, approval requirements, trash, lawn care, website address, Facebook page)
 - Jackie and Greg to tradeoff execution. Jackie will start creation of HP Welcome Packet.
5. **Garage Sale**
 - June 28-30, 2024 9a-4p – posted online
 - 1 time purchase – “Herrington Place Garage Sale This Weekend” so it can be reused and have arrows. 5 signs – that can be placed potentially near VFW or Drug Mart. Greg will store them at his house.
 - Advocating online. 8-9 people emailed to signup for community map of who is selling items (QR code and google doc). John to send out email blast.
6. **Other**
 - Trash can covers are in poor condition at some houses. John to look into regulation language to help improve.
 - Sign up for Family Fun Day at the exit of Herrington – where is it? No one knows.
 - Stacey Task, Administrative Assistant/Clerk of Council, City of Reminderville
 - 3382 Glenwood Blvd, Reminderville, OH 44202 (330-562-1234)

PUBLIC FORUM

Gail F: Lawn maintenance concern. Is there a regulation on keeping yards tidy and houses free of mildew.

Greg: You can email John to address and get letters sent. Email with complaint from citizen.

John: There is no record

Jon: Is there a reason there aren't signs for parking on 1 side of the street?

Greg: City owned property. 6 inches off curb and if you're blocking the street. No actual rule about parking. Only fire hydrant rule.

Jon: Worried about kids on motorized bikes that can't be seen.

Jon: Hole in the sidewalk, right side, after the island (6 inches deep). Will this be fixed?

Jackie: Repaving Herrington which will probably cover it.

Chris K: Working in health care. 1M people killed by mosquitos annually. Ponds are harboring mosquitos. Facebook where people are being called out and being disrespectful. I should be able to ask on Facebook for HOA help.

Greg: HOA is not responsible for Facebook. Email John Alvarez.

Jon: I always receive a response within 24 hours from John when I email. Just need to communicate.

Greg: Reminder that the board all does this as a volunteer job.

John: Attorneys Kaman do not recommend board members to participate in Facebook interactions.

Dale M: Thank you for addressing the neighbors that don't mow their lawn or bring their garbage cans in. Surprising to see how often it happens.

SJ asked for Pond 12 and Surrender asked for Pond 15 to be cleaned up via Zoom chat.

TREASURE REPORT:

- N/A

ACTION ITEMS:

Actions	Responsible
Determine walk around date / time with Diggins. Address grass seed needs.	John – COMPLETE
Obtain Site Works quote to dredge Ponds 10 & 19 for board to decide	John – COMPLETE
Update website and access	Jackie, Greg - COMPLETE
Find out when Aurora shores is having garage sale.	John - COMPLETE
TBD: Send 1 pager previously seen for handbook to board.	
TBD: Board to edit the handbook cheat sheet and send to John for lawyers to review.	
TBD: Obtain revised quote from Sajovie for Entrance landscaping (replace hydrangea with something else)	
TBD: House Doctor's of Hudson Lighting Quote – proceed?	
TBD: Share copy of sediment depth study?	

ADJOURNMENT:

Greg adjourned the meeting at 7:20 PM. Jackie seconded.

Respectfully Submitted,
Claire Rama, Secretary
Greg Kaminsky, President

Appendix

Email Correspondence 6-4-24

[John Alvarez:] If the ponds at aerators, would it control the sediment buildup at all? The board wants to know if it would be worth it to think about doing them. The main thing is that these ponds are really just retention basins, and some owners think it supposed to be an luxury looking lake situation. We are dredging 2 this year if you have been to the property recently.

[Alex Forsthoefel, Jones Fish Regional Manager:] The short answer is Yes. Installing aeration systems do prevent the long-term build-up of organic material in the ponds, which can prolong the need to dredge them. Aeration also provides many other benefits, including reduced algae/weed growth, healthier fish populations, and improving overall aesthetics.

The big thing to note is that the aerators can only prevent the buildup of organic material, like leaf litter, fish waste, dead weeds/algae, etc. Aeration does not prevent the build-up of inorganic material, like clay, sand, or gravel. The process of breaking down the existing material is a slow, organic process which takes time, so this is much more of a long-term benefit than the overnight results of physically dredging the basins. Overall, the upfront investment of installing aeration, paying for electrical consumption, and having the pumps winterized each year is a far lower expense in the long run, especially for a community like Herrington Place that has so many basins.

Diggins Landscaping Correspondence

5/3: will have all the beds sprayed next week. The mulch is upon request so I will schedule the mulch in the next 2-3 weeks. In the future if you want mulch its best to let us know as soon as possible. I will check and quote the trees and dead bushes.

5/21: The plants out front are filling in so we should wait and see before removing them. I checked all the Islands and have quoted to add new river rock and eliminate the small mulched areas except for Juniper. I quoted Juniper to also mulch and install pines that died. Just to be clear, you want to move forward on mulching front entrance ?

Quotes:





















































- River Rock: Install # 3 washed rock (granite material will not disintegrate) to the following - Islands Redbud, Colmanara, Jasmine, Azalea, Juniper and Maryland. Amount Proposed: \$1,625.00 tax
- Juniper: Add two pines. Mulch middle area of Island. Amount Proposed: \$1,725.00 + tax

Question: Adding a fountain / aeration to Pond 10?

[Alec Nabutovsky:] Since pond 10 work is done, will it be possible to review adding a fountain? The excuse that it's not deep enough is not valid any more, we can see that it's more than 10 feet deep. HOA invested a lot of money into this pond and adding a fountain will help to extend it's life beyond 7 years that the original poorly made pond lasted. The contractor foreman told me that it really needs an aeration since it does not have any drain and natural water flow. Note: Heavy equipment caused sidewalk cracking 5/28/24.

- Can we confirm that a fountain would assist in the life of the pond by contacting the vendor? Maybe we should get quotes on a solar fountain if we decide to go that route.
- **[John:]** Solar is expensive. But if it extends the life of the pond, then we need all the facts so that we can run the numbers to see if there is a savings by providing aeration.

HOA ZOOM Meeting Attendees

	Claire (Me)		
	John Alvarez (Host)		
	Dragon's iPhone		
	gailfisher		
	Jackie Decker		
	Ameerah M Board M.Ed, LPCC-S		
	dalemcdonald		
	Dima M		
	Joby sabelko		
	Jon and Robin Libava		
	Katie Persons		
	Kiran		
	NP		
	Owners iphone		
	Philip Berthelot		
	S.J. Josrdan		
	Vikram		
	Surender		