

- c. Pond and dock – The dock has been reset after being dislodged by ice last winter. Steve Farley has been working with Zinardi (the contractor) to pursue the possibility of dredging the pond. Test holes confirmed there is significant potential sand and gravel under the pond to make dredging economically feasible. Zinardi will pursue all permitting requirements at no cost to our Association. Two requirements must be met before proceeding: 1) access to the pond must be available from either the farm field south of the Clinic or from the Clinic's property; 2) agreement for the dredging from all households whose property abuts the pond.
- d. Dam – Steve LeClerc obtained a proposal from Doane-Collins to do an evaluation report on the condition of the dam for \$26,000. Your Board concluded this is too expensive, and we will continue our insurance at current rates. Steve is requesting an updated inspection report from the responsible State of CT department.

4. Covenant issues

In the event that an Association member feels that a violation of the covenants is occurring, the remedy as stated in the Second Developer's Declaration of Restrictions is in the hands of the offended party. Your Board takes no position in such matters. Please refer to the covenants which apply (there are two sets): the covenants which apply to your property would have been part of your closing documents. As a reminder, both sets of covenants are available on our web site.

5. Outstanding issues from December Association meeting

Street lighting – Don Himsel and Stu Fisher have developed a tentative plan that includes seven lights, down from the fourteen that were discussed at the meeting. Homeowners with properties adjacent to the lights will be asked for their input prior to our next annual meeting in December.

6. Date and plan for next annual meeting

- a. Tentative date is Dec. 1, 2005.
- b. Budget suggestions and items for discussion should be submitted to Dick Levene by October 1.
- c. Please contact our Web Master, Stu Fisher, with e-mail updates and copy Dick Levene.

The Board and committee chairs wish to thank everyone who has volunteered for our various activities!

Steve LeClerc Dick Levene Jerri MacMillian Peg Farley
 President Treasurer Secretary Asst. Secretary



<http://www.southwindsessex.org/>

August 2, 2005

To: Southwinds Homeowners Association Members

This is our second annual mid-year update. Your Board and committee chairpersons met on July 7 and the main topics of discussion are summarized below.

1. Officer nominations for 2006

Steve LeClerc's term as president expires the end of 2005. As many of you know, the LeClercs are in the process of moving, although the date is not determined. Should he resign before the end of the year, it may be necessary to fill the slot by special election requiring a quorum consisting of 1/3 of our households. Should this not occur before year-end, the election will be held at our annual meeting. **Your Board is seeking volunteers to be our next president.** Please give this serious consideration. Any of our Board members are available to discuss what is involved.

2. Confirmation of existing committees chairpersons

- a. Open Space – Peter Bonano and Steve Farley: Responsible for development and maintenance of open space areas and facilities. Current facilities include walking trails, footbridges, dock, canoe racks, and picnic tables. This committee is also responsible for pond and dam maintenance.
- b. Entrance and Road Right of Way Maintenance - Don Himsel: Responsible for maintenance of entryway fences, planting beds, lighting and open space grass area right of ways.
- c. Social Activities – open: Responsible for organization and promotion of social activities for our Association. As is the case for the president's position, our Association needs volunteers for the social committee. Please contact any Board member if you are interested.

3. Committee projects status

- a. Entryway lighting – Consideration is being given to substitute solar lighting for the existing low-voltage fixtures. The factors being weighed include escalating costs of electricity vs. the lower lighting provided by solar.
- b. Tree replacement at 153 entrance – A snow drift crab was planted in June to replace the tree that died. The large pine closest to the fence was removed.