

River Edge HOA Spring Informational Meeting
Monday, June 5, 2023
Summary

The Spring 2023 HOA Informational Meeting was held on Monday, June 5, 2023, at Tonawanda City Hall. Approximately 35 unit owners were in attendance. President Jerry Hathaway welcomed the group and introduced Board members Peter Schifferli and Anne Duggan, as well as our Property Manager, Joe Urbanczyk from Fairwood Management. A summary of the meeting follows.

Joe Urbanczyk:

- Joe reported that we are on budget for this fiscal year (ending June 20, 2023)
- The 2023-2024 budget will remain the same; no increases
- Invoices for new awning poles will be sent out by the end of June. Those with 4 poles will be billed \$1025; 3 poles, \$750; and 2 poles \$500.
- New payment coupon books for HOA dues will be mailed out by the end of June. Those who opted for 10-year payment option for the new decks will have \$405 monthly coupon amounts; those who opted to pay for their deck in full will see no change in their payment amount of \$275.
- Trees and shrubs will be sprayed week of 6/5/23 (fertilizer and bugs)

Jerry Hathaway:

- The Spring walk around was completed on 5/15/23. There are some units that will have painting and/or shrub replacement done. The 7 interior units that received all new decking will have new landscaping shrubs installed in the Fall.
- Gutters will be cleaned in the Fall, with a new company performing that service.
- All driveways, as well as the private road, will be sealed this summer. As soon as we have exact dates, Joe. U. will send all unit owners both an email and a letter to provide notice.
- Tree trimming will be done at some units
- Our landscaper's contract has been renewed for two years, and is now working under specific deadlines for trimming, mulching and Spring/Fall clean ups. This will help to ensure our work is done in a more timely fashion.
- Joe U will be doing a walk around with the landscaper to assess any additional work that needs to be done at each unit, i.e., removal of dead tree branches/ground cover/shrubs.

Policy Enforcement and General Board Concerns:

- Architectural request forms must be submitted for any additions or changes to anything on the exterior of your property. These requests are turned around very quickly. The forms can be found on the website (www.riveredge.hoa.com) under Meetings and Maintenance/Maintenance and Repairs.
- On our recent walk around, it was apparent that some units are beginning to overcrowd their garden beds (front and back) with multiple items. This not only impedes landscaper access, but also presents a cluttered aesthetic in our community.

We want to allow unit owners with some individuality when it comes to décor, but we ask that you use common sense in your approach to the garden beds and pare back on the items placed in garden beds. As a guide:

- Small garden flags (1 in front, 1 in back) are fine.
- No signage in the garden beds.
- Utilize your deck and front porch to be creative with items instead of the garden beds

We will do another walk around in July and, if necessary, will make additional requests of specific unit owners.

- Please do not edge your own landscaping areas. We have a landscaper to do that. There are a few spots in between end units that have been edged to the point where there is not enough space to allow safe access in the event of an emergency.
- **Do not attach anything to your deck or railing.** This includes gluing or nailing carpets, wrapping lights or other decorations around the railings, etc. Lights may be strung from the awning poles, as can hanging flower baskets, etc.
- for those of you with pets, use a tension gate only on the stairs. No chicken wire or lattice work is allowed, nor is any other material that needs to be attached.
- It has been requested that unit owners identify their unit # on the back side of the unit for emergency purposes. This can be done by mounting the number on the brick or, if not obstructed by shrubs, adhere on the low front fascia of the deck that sits just below the deck flooring. Another option is to adhere the number to the top riser of your stairs (front facing stairs only). The riser is the vertical portion of the stairs. **Only adhesive numbers (stick-on) can be used for adhering the numbers to the fascia or the riser.** Any other ideas should be run by Joe U., as nothing is to be attached to the railings or posts themselves.

Deck Project:

- We are very pleased with the outcome of the deck project. The teams began work in February and completed 62 decks in 12 weeks, meeting the goal of 5/1/23. This allowed awnings to be installed and new decks to be enjoyed without any delay to the unit owners.
- Jerry thanked all of our unit owners for their patience, cooperation and understanding throughout the construction process. He also thanked both the deck committee and the Board for all of their hard work over the last two years in bringing the project to fruition.
- There are some decks with side or front curtains that may have some issues with fit and/or curtain clips. Please make sure that Joe U is aware of any concerns asap so that our contractor can address them.
- The last payment to the contractor is being held until any and all concerns are addressed. Remaining concerns are few at this point.
- There looks to be some money that will be left over from the \$60,000 contingency set aside for the project. Once all invoices are paid and we have a final dollar amount, the Board will discuss the best use of the funds. Potential ideas include putting it into the roof reserve account, or toward future operating expense that would help to avoid a dues increase.
- A letter will be sent to the Plaza owner from the HOA requesting replacement of shrubs that were removed from the back of the Plaza due to damage from the December storm. These shrubs provided screening along that length of wall and were an agreed to item when the Plaza was constructed.

Copies of the Summer Reminders memo and the Trex Deck Care and Cleaning Guide are attached for your information.