

Milford Highlands Property Owners Association
Milford Highlands POA, PO Box 1038, Milford, PA 18337

Minutes for Milford Highlands Property Owners Association

May 21, 2019

Attendees: Paige, Marty, Sarah, Sanjiv, Mark

MOM was not documented as meeting minutes; we are adding some notes shared by Marty and Mark following the May 21, 2019 BoD Meeting.

On Wednesday, May 29, 2019, 06:41:25 PM EDT, <Mark> wrote:

Hi Folks,

Some observations and comments to consider....

If you want to re-open the discussion regarding individual property owner landscaping/maintenance requirements that's ok with me.

While unsightly, landscaping is not a necessity.

Has Walter sold all of his properties? If not, I doubt he will pay-up for the landscaping maintenance he is required to perform on his lots so it may be a while before the Board is reimbursed for this ongoing expense if we choose to enforce the covenants. I would not expect Micky Hunt to pay up either so we may be "bleeding money" for a while, diminishing our ability to pay for other necessities as described below.

Yes, the roads and culverts look better with the grass cut. In my opinion, cutting the weeds/grass growing in and above the culverts will not improve the water drainage off of the road. Rather it's the accumulation of sand/gravel along the edge of the road that has created a berm which prevents adequate drainage into the culvert. The weeds and grass are needed to hold the gravel in place and prevent erosion.

Singar and DeGregoria (both HOME owners - lots 16 and 29) do not currently maintain all of their property as per covenants. They have decided to let some of their culverts and property that face the road go unmaintained and overgrown. No doubt this was done to reduce their landscaping expenses. Other than Marty and I, none of the other neighbors volunteered to do landscaping maintenance last year. I am not volunteering my weekends again for this effort.

A few things we need to consider should we decide to (now) enforce the covenants...

How often should the edge grass and culverts be maintained - once a month, twice a month?

How long does a property owner have to comply with the request to perform maintenance?

Property owners that have a culvert to maintain will have a higher maintenance fee than non-culvert properties. We need 2 pricing bids from a local contractor. The edge grass and culverts on Micky Hunt's property (lots 56, 57, 58, 59) is easily 800 feet long and should have its own estimate.

Are we also going to enforce the "Garbage and Refuse Disposal" clause - section 14 on page 16? There are still 250+ tires on lots 37 and 73 that Walter was made aware of prior to the sale of the property.

Garbage was recently dumped 3 weeks ago on lots 46 and 59. 20 tires were dumped on lot 28 (Torri) in January. Lot 70 (the quarry) is also littered with garbage.

Are we going to hire someone to come in and remove the garbage if the owner does not comply?

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Where is the money coming from to pay for that?

All of these items need our attention and "seed" money to get them going - which is still scarce at the moment. Not sure how many battles we can afford to take on this year.

Lastly, I believe we were all in agreement that we wanted Torri to join the meeting/discussion. Wasn't proper protocol followed?

thanks - Mark

-----Original Message-----

From: Martin Evers <>

To: BoD members

Sent: Sun, May 26, 2019 11:43 am

Subject: Thoughts about the May 21st meeting

5/26/2019

Hello fellow Board Members

I have had an opportunity to think about our discussion on the 21st, when it comes to three issues.

First, I appreciate the fact that before we can really spend any money on roadwork and ground maintenance, we need to assure that the snow plowing is covered. We also need to assure that insurance is in place to protect all of us prior to other non-plowing expenses.

Second, I was thinking about the ground maintenance in general. I know we discussed that we would not ask owners to pay to maintain clear the culverts and the 5-6 feet along the roadway. Upon reflection, I think this was a wrong decision for the following reasons:

1. It tells residents that it is acceptable to violate the restrictive covenants, specifically sections V.7 and V.23. If we do not enforce the covenants now, it will be harder to enforce them later. We all need to be held to the same standards.
2. Not maintaining the areas required by the covenants will make it more difficult to maintain adequate drainage of rain water in summer and melted snow in winter, as well as to get optimal snow removal during the winter season.
3. Not maintaining the areas required by the covenants shows a lack a pride in our community, which could dissuade people from purchasing lots currently on sale.
4. Not maintaining the areas required by the covenants shows a lack of pride in our community, which could dissuade people from building homes.
5. Not maintaining the areas required by the covenants makes our community look sloppy, and not worthy of care.
6. Not maintaining the areas required the by covenants could lead to more road breakdown and higher costs for ground maintenance / road repair in the future.

I therefore request that we re-open this question and require the work to be done. Current finances do not allow us to pay for common-ground maintenance. However, this does not mean we must abandon the needs of the hill. Although no person is being required to participate, volunteering time and effort for the common grounds will attend only to the minimum needs of the hill. As dues comes in, and finances allow, we can pay for this service.

Lastly, while I appreciated Torri's input, this call was a Board meeting. As such, only Board members should be attending and participating in Board meetings. If we want to open Board meetings to the members of the community, then we must follow the protocol defined in the Bylaws.

Martin