



**COTTAGE FORUM**  
**Monday, April 29, 2013**

Carol Holzman opened the meeting by saying good morning and that she appreciates everyone coming out on such a rainy day.

She said she wanted to review a few items first before opening the floor for discussion:

- Parking – we know there aren't a lot of spaces available, especially in the bad weather. In the coming year or two we will look at adding additional spaces around the flag pole. She will also mention this at the next Afternoon Exchange.
- Transportation – transportation for medical appointments will now be provided on Wednesdays, in addition to Thursdays and Fridays. Transportation is free if you are a patient of Dr. Sehgal's. We cannot accommodate transportation for residents to attend meetings at this time. We do, however, hope to provide this type of service in the future. This will require hiring an additional person so we need to fill the cottages and get occupancy above 90% first.
- Edging – she has been informed that the edging is very deep and clumps of soil are left on top. The reason the edging is being done deeper is so that the mulch falls into the edging. Jim Bazzoli disagreed with this reason and said that they are causing damage from digging trenches. He said that Zach cut some roots on a river birch. Carol said she will speak to Chuck about it.

It was unanimous that the edging is inappropriate. Lois Nickerson commented that she believed Carol and Chuck were going to walk around and look at the grounds. Carol responded that they had looked at them but it was before the edging had started. Lois said that she or Jim would be happy to escort someone around and point things out.

Jan Bendrick said that the garden areas against the farm fence on the west are a disgrace and that the landscapers don't know what's dead or not. Carol again said she would discuss with Chuck. Mildred Weidmann asked if the landscaping was all done in-house. Carol advised that Barton does new beds and we maintain existing ones. Residents should contact Michael or Chuck if they have bushes that need to be replaced. Replacement may take a week or two.

Jim Bazzoli asked if there is a job description for the grounds maintenance position. He said that two of the applicants had experience and that Zach had none and wondered how he got hired.

Don Burgess said that weeding should be done before mulching. It was noted that some residents have had mulch spread and others will have it soon. Jim Bazzoli said that the weeds should be pulled and the area should be lightly raked before the mulch is spread. Lois indicated that there is one weed that has a yellow flower, thought to be Groundsel, and is not being pulled. It continues to spread seeds and grows in the cracks of the sidewalks.

Carol advised that we will pay particular attention to it and that our seasonal person, Jack, is starting back with us this week. So, we'll have Jack, Frank and Zach.

- There was a particular situation when a cottage resident lost their air conditioning and they expressed concern that we didn't respond right away. Carol said that if a situation arises late in the evening or over night, we will wait until the next morning to fix it unless the situation is life threatening. Residents should call the front desk to report the problem and Chuck can respond first thing in the morning.

Carol then opened the floor for other areas of discussion. Don Weidmann asked if all clippings need to be bagged. Carol said that weeds and small clippings should be bagged and left on the curb. Tree trimmings and larger items need to go in a special dumpster that Chuck rents at various times throughout the year.

A resident was upset that they didn't get notice about today's meeting. Carol said we can do better than that and that meetings are held quarterly. We will add the announcement to the Cadbury TV channel and Barb will provide a schedule of the future meetings and put in resident mailboxes.

Front door painting – the guys will get to this as weather permits. Elaine Showers said that the front door eaves of her house need power washing and painting. She added that when the guys blow the grass the patios get full of it and residents have to use a broom to get it off.

Dick Kauffman asked if there is a routine schedule to replace smoke detector batteries. Carol will ask Chuck to make note of when a battery is replaced and then create a schedule to replace it a year later.

Carol Bishop said she received a schedule from Gayle in Housekeeping for Spring cleaning. Someone was supposed to be there at 9:00 am and at 10:30 am Carol called and left a message. She said they want to come at 4:00 to clean the carpets but it should be done in the morning. Carol Holzman will follow-up with Gayle and get back to her. Jim Bazzoli added that Dave does a better job cleaning the carpets than Jose did.

Joan Ellis asked if the six month cleaning done by the housekeepers included them getting on ladders for the fans. She said that Dave came with a duster to do the top stuff and then came back to do the floors. Someone asked if Chuck could come to these meetings. Carol advised that she will ask Chuck to attend the next one since she is unable to answer many of the questions that have been asked.

Joan Ellis also asked when the porches will be power washed. Carol replied that there is a schedule and it will probably happen after the pollen falls.

Mildred Weidmann said she knows we talked about this before, but that garage door openers will not be serviced on a regular basis. Carol said that she would check with Chuck to see if we can maintenance on a regular basis. Batteries may need to be replaced in the remote.

Rosalie Mitchell said that when her windows were washed they didn't clean under the screens. Carol said they are supposed to take them off and she will check with Gayle. The residents felt that the husband and wife team we used before for window cleaning were more efficient.

Bill Gehron indicated there was some dead shrubs around the community. Carol said they should be reported to Chuck to get on the schedule for replacement.

Gil Kaufman said it seems that one of our landscaping people should be a gardener. Lois added that they have to be able to see what some of us see. Some things wouldn't take much time to fix. It could be on a consultative basis. Carol said we need to do some inservicing with the employees.

Barbara Cleaveland asked if there is any thought about the other property, the 60 acres for sale. Carol said that the price is \$500,000 per acre. Carol Bishop asked about the Schell Brothers property. Carol Holzman said we inquired about it but never heard back. Carol Bishop said the For Sale signs are down. Bill Gehron said he heard the farmland sold for \$30 million but he doesn't know if that is true. There was a provision that the land had to be kept as farmland but that provision has expired.

Carol said she appreciates everyone's feedback. She can't guarantee we can fix it all but will take a look at each item. She asked for a little longer timeframe for us to look at it.

A resident asked how long we need to be at 90% occupancy before we can add resources. Carol responded that we need to be consistently at 90-92% occupancy for a period of about 3 months. Right now we are floating around 89% and lots of people are moving in next month. As we have more revenue, opportunities will unfold such as hiring another person for transportation, adding additional medical services and additional parking spots.

Carol Bishop said there is no transportation for Sunday brunch and that more residents consider that their main meal for the day. There is only one pick up at 5:30 pm for dinner. Carol Holzman said we will look into it.

Carol thanked everyone again for coming and the meeting was ended.

4/29/13

Barbara White, Recorder