

Edgartown Forest Estates Association Newsletter

October 2012

Save Our Roads and Drains!

A major concern and expense regarding the maintenance of our roads is the run-off from driveways. Last year, the two drain repairs at Mockingbird & Gull and at Sparrow cost over \$10,000. Such expenses could be significantly reduced if all homeowners took steps to reduce sand run off from their driveways. The roads were originally paved with a small berm along the edges to prevent run off onto the roads. Homeowners can help by maintaining the berm at the end of their driveway – keeping the sand and stone below the level of the berm. Some homeowners have installed cobblestone or asphalt apron at the end of the driveway. Other suggestions include:

- Make sure your stone driveway has a crown at the center that tapers out to the sides. This helps divert water to the sides rather than down to the road.
- Dig trenches along the driveway to catch runoff water and prevent erosion of your driveway.
- Line the trench with gravel or vegetation to help divert and absorb the water.
- Plant trees and shrubs along the driveway to take in the excess water.
- If you have a drive way with an incline, consider installing water berms in your drive way to slow the water flow and divert it to the sides.

If you have significant water flow and sand run off from your driveway and would like a consult on how to reduce the erosion, email the Board at dodgers.hole@gmail.com.

Your Board and Officers

At the annual meeting on August 18, 2012, you elected the following Directors and Officers:

- Julie Russell, Treasurer;
- Mary Leddy, Clerk;
- Dorie Godfrey,
- Chris Mahew,
- Robin Harper,
- Kenny Ivory, and
- Steve Parachini.

In its September meeting, the Board elected additional officers for the year. Dorie Godfrey will continue as President, Chris Mahew will continue as Vice President, and Mary Leddy will continue as Secretary. Steve Parachini was elected as Assistant Treasurer.

Winter Meeting of Members Planned

The Board is planning a meeting of members for the winter. The purpose of the meeting is to build community and improve communication. We will have a report on the work on the revised covenants. If you have ideas for the winter meeting or preferences for day and time, contact Chris Mahew via the Association's email at dodgers.hole@gmail.com

President's Report

The EFEA Board had a busy year. We met each month at a consistent day, time, and place to facilitate members attending board meetings. We meet the third Wednesday of the month at 5:45pm in Room 211 at the High School. Always check the website. Occasionally we have had to change the location due to the High School not being available.

Here is an overview of work of the Board from the past year:

1. Established an email account (dodgers.hole@gmail.com) and voicemail (774-310-1456) for members to contact the Board and posted it on the website. This is one email and phone that can be accessed by all board members (with email access). It is the best way to contact the board. Continue to use Kenny's phone to contact him as our maintenance manager.
2. Response to allegations of covenant violations: Much of our work is responding to alleged covenant violations. This year, we established a protocol for response to alleged violations of the covenants. The intent of the protocols is to ensure consistency in responding to complaints and to provide homeowners with considerable notice and response time for correction of any violations. For most violations, homeowners work with us to resolve the situation. For some violations, if an owner does not comply, EFEA can take action to remediate the situation directly. However, for some violations, if the owner does not comply, the only recourse for EFEA is to work with our attorney to seek legal recourse. To date, we have not pursued legal action for covenant violations.
3. Approval of improvements to individual member's homes and property is another area of frequent action by the board. As examples, this year the Board approved:
 - a. Exterior painting of home, shed, and fence;
 - b. 2 home additions;
 - c. Garage installation;
 - d. 2 shed installations;
 - e. relocation of shed;
 - f. House construction plans.
4. We had two major issues this year that required significant attention and time of the Board:
 - a. Negotiated an easement for the drain work completed at 1 Gull Lane;
 - b. Successfully resolved a small claim in Edgartown District Court against EFEA by a member. (The claim was for waiver of the annual assessment due to road flooding and snow.)
5. Maintenance of the roads and common property of the Association is a major responsibility for the board. The board evaluates and approves all work for maintaining the roads and common property.
6. Because of its fiscal responsibility, much of the board's work is necessarily involved with the budget and financial management. Under the leadership of the Treasurer, the board monitors the current year's budget and authorizes major or unanticipated expenses.

The Board has established some major goals for the coming year.

1. Propose revisions to the covenants for consideration by members. We have resurrected the work on renewal of the covenants that was begun several years ago

by the board and a committee of members. We are compiling the recommendations from members regarding changes to the covenants suggested previously and will share them with all current members for renewed consideration. Our goal is to have a vote of the membership to update the covenants within this year.

2. Organize the written records of the Association. There are boxes and boxes of records currently stored in the basement of our Treasurer. Our goal is to develop a policy for retention of records – we need to determine the records we want to maintain and the records we are legally required to maintain. Then, we need to sort through the boxes of records, organize and store them in a safe and convenient location. We will consider converting many records to digital files for easy storage and access.
3. Develop a long term financial plan for the Association.
4. Improve communication with homeowners through the use of email, the website, and two homeowner’s meetings per year.

We welcome your ideas and suggestions for any of these goals or other needs that you see.

Dorie Godfrey, President

Treasurer’s Report

Maintenance Report

Kenny Ivory is our Maintenance Manager. Each week Kenny surveys the grounds for property maintenance needs, such as downed branches. Monthly work includes cleaning garbage from roadsides, checking drains, sweeping sand run off from roads, and maintaining the gardens at our entrance. Annual maintenance work includes painting speed bumps and water berms, sign maintenance, mowing common property, tree and brush cutting, winter roadside decorations, meeting with contractors as needed, and other duties as contracted by the EFEA Board.

Whom to Call

At times directors receive calls that would be better addressed by others. Here are our suggestions for whom to call with your ideas or concerns:

- If you have a concern with your neighbor, discuss it with your neighbor. We are a caring Island community and we urge you to talk with your neighbors.
- If you feel that a neighbor is violating the noise ordinance, talk with your neighbor. If that is not successful, call the Edgartown Police Department at 508-627-4343.
- When you have an **urgent** concern about the maintenance of the common property or facilities of the Association, call Kenny Ivory (Maintenance Manager) at 508-627-3465. You may leave a message at Kenny’s home and he will get back to you or arrange a solution as soon as possible. Please do not call Kenny at his place of employment.
- If your concern about the maintenance of the common property is not urgent, call the Board’s number (774-310-1456). We check the voicemail regularly. (We may call you back for additional information.)

- If there appears to be a break in the town water pipes, call the Edgartown Water Department at 508-627-4717.
- If there is a menacing animal on your property, call the Edgartown Animal Control Officer at 508-627-9611. If you have concerns about your neighbor's pet, please talk with your neighbor.
- If you have a concern about a violation of the EFEA covenants, call the Board's number (774-310-1456) and leave your name, number, and the address and description of your concern. We will evaluate the situation and respond.
- If you have questions about our finances or your fees, call the Board number (774-310-1456). Julie, Treasurer, will get back to you as soon as possible.
- If you have concerns about the actions or inaction of the Board, please call us (774-310-1456) or come to a meeting.
- You may also send an email to members of the Board.

The Board has a desire and responsibility to carry out its duties and to be responsive to your concerns. Remember to use our website at www.dodgershole.com, our email dodgers.hole@gmail.com, our phone number (774-310-1456), and join us at our monthly meetings on the third Wednesday of each month at 5:45 in Room 211 of the MVRHS to get information and or share your concerns.