



Annual Homeowners' Meeting Held



The Village Green HOA annual meeting was held on November 20 at the Cumberland Fire Department training room. There were 32 residents in attendance.

PRESIDENT'S REPORT

Kaylene Graham, serving as president of the board, reported that we have 2 new families that have moved into the neighborhood, which remains a very desirable location to live in Cumberland.

She also recounted the community service of our neighbors, John Law, Chuck Graham, Terry Philbrick and Lauren Lehman, who volunteered their time pruning trees and working around the pond. We all appreciate their efforts to keep Village Green looking spiffy.



TREASURER'S REPORT



John Law, serving as the current treasurer, gave us a detailed *account* of where we stand with our budget.

Treasurer's report

2023 Highlights

<p>Spending (not in budget)</p> <ul style="list-style-type: none"> ▪ Irrigation Controller \$10,900 ▪ Culvert – Brackett LN \$1,800 ▪ LST contract – budget issue... \$1,300 <p style="text-align: right;">Total \$14,000</p>	<p>The good news ... that offset</p> <ul style="list-style-type: none"> ▪ Prior yrs reserve for controller\$7,500 ▪ Irrigation water \$5,700 ▪ Storm water compliance \$1,500 ▪ Pond chems dist. (volunteer).... \$1,400 ▪ All Others (net) \$100 <p style="text-align: right;">Total \$16,200</p>
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The full year forecast ~\$2,200 of income!!

Treasurer's report

2023 Highlights

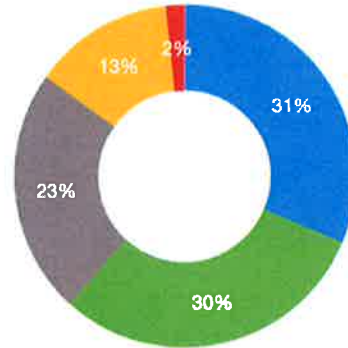
Road & lighting replacement reserve status

I. Fidelity investment accounts	<u>@Oct '23 m/e</u>	<u>Est @Dec '23 m/e</u>
✓ Gov't Money Market	\$88	\$1,840
✓ Fidelity Equity Income (FEQIX):		
o Cost basis	\$78,173	\$78,173
o Unrealized gain/ (loss)	(\$5,494)	(\$5,494)
Total	<u>\$72,767</u>	<u>\$74,519</u>
II. The planned balance – for year end December 2023		\$70,845
Year End estimate vs plan		\$3,674

TREASURER’S REPORT CONTINUED

Our HOA base fee will stay where it is for 2024 at \$112. John gave us a breakdown of where those dollars go.

HOA Base Fee Breakdown	
Landscaping	\$35
Irrigation	\$34
Admin	\$26
Replace Reserves	\$15
Other	\$2
Total expenses	\$112



During John’s presentation we learned that we are the exception, not the rule, when it comes to HOA fees. We are fortunate here in Village Green to have the option of a lower base fee, but can opt into a full service plan for an additional **\$155 per year**.

[Click here to see the full list of services provided in the optional plan.*](#)



John thanked us all for paying our fees on time. He mentioned that some people even pay in advance, making one payment that covers the entire year.

Community Volunteer Projects

Want to help the improve the look of the neighborhood? Get to know your neighbors better? Help to keep the monthly HOA fee down to a minimum?

Volunteering this spring can cover all those bases!



Project	Contractor Cost	Volunteer Cost	Volunteers needed
1. Fertilization of Village Green trees	\$6,000	\$500 to purchase fertilizer stakes	28
2. Clear back brush along Village Green roadways.	\$3,000	\$0	6 One with pickup
3. Trim up branches on trees between VG roadways & sidewalks so large vehicles don't break branches	\$3,000	\$0	6
4. Pond area - clear branches leaning into pond from the common area	\$3,000	\$0	6
5. Replace shrubs/plants around common areas that need attention	\$1500	\$750 for shrubs and plants	4

If you are interested in helping out this spring, please email Mitch Tierney and let him know:(a) which project(s) numbered above you would be interested in volunteering with others on;(b) the names of each volunteer and,(c) any questions or suggestions you may have.

[Click here to email Mitch.](#)



[Click here for a more detailed Explanation of the projects.](#)



DESIGN REVIEW BOARD REPORT

Board member Mary Chick provided an update from the DRB. She outlined the committee's mission which is:

The purpose of the Design Review Board (DRB) is to ensure compliance with aesthetic standards established by the Village Green Homeowners Association, to preserve the harmonious design of the community and to protect property values.



Mary reported that the DRB received 14 requests this year, up from 9 last year.

- Approved changes included landscape plantings, tree removals, and patio installation.
- One request was denied for a swimming pool.
- Two reminders were sent requesting plantings for Generators - both homeowners complied.
- VG HOA volunteers removed a dead association tree, and did a significant clean up around the pond area.

When should you contact the DRB?

Any alterations and or improvements to the exterior appearance of your home must be submitted to the DRB for consideration and approval.

[Click here for all the DRB details.](#)



IRRIGATION UPDATE



During his presentation updating us on the irrigation system, John Law chronicled the extensive process he went through to research and procure a new controller that would work most beneficially with our system.

The **rain, heat, cycle & soak** and **remote access** features of the new controller will allow VG to both conserve water and effectively monitor irrigation performance going forward.

Rain: The new controller accesses a weather forecast that updates the controller periodically through the day. If there is an 80% chance of rain or higher, the system will shut down. There is also a “quick click” rain sensor that will shut the controller down within 5 minutes of detecting rain.

Heat: The weather forecast system keeps track of recent moisture received and depending on moisture content, will either increase or decrease the amount of water applied during the next irrigation cycle. The amount of watering applied is recorded in the cloud so the irrigation vendor can review and analyze it.

Cycle & Soak: When the irrigation turns on for a particular property in the evening, it waters twice. The reason for the 2 scheduled waterings is due to the heavy clay content and sloping contour of most Village Green properties. The first watering is brief (10 min) and the intent is simply to soften the clay. Otherwise the water will just run off and provide no moisture to the grass roots. After an hour or more a second watering is applied to water the lawn. This approach is referred to as “cycle & soak” in the irrigation industry and is considered best practice for clay soil.

Toward the end of the meeting there was an exchange of views about whether or not VG should continue with irrigation, in an effort to conserve water. Board members commented that they had considered the possibility of doing away with it, but at this point in time opted to get the new controller up and running. It is hoped that the features of the new controller will result in improved conservation of water and allow the system as a whole to operate more efficiently.



VG BOARD OF DIRECTORS

Some membership changes occurred on the board of directors at the annual meeting. Mary Chick stepped down in order to pursue other interests. Thank you for your time served! A new member was voted in. Welcome Drew Friedman! Thank you for stepping up to help serve the community. Kay Graham transitioned from president to member at large. Thank you for your time at the helm! Drew Friedman will now take over as the board president. Congratulations!



Name	Position	Home	Term Ends
Drew Friedman	President	2 Bradbury Way	After 2025 annual meeting
John Law	Treasurer	7 Baxter Lane	After 2024 annual meeting
Kaylene Graham	Member At Large	4 Tacoma Drive	After 2024 annual meeting
David Goldman	Secretary	15 Bradbury Way	After 2024 annual meeting
Katherine Pelletreau	Member At Large	55 Drowne Road	After 2024 annual meeting

Katherine Pelletreau reminded us, and as is seen in the chart above, the terms of 4 out of 5 of the directors will be completed at the end of next year's annual meeting. This means that there will be some vacancies that will need to be filled. If you have the time, and are interested in serving, please consider running in November of 2024.



JCL PROPERTY MAINTENANCE

David Goldman, board member at large, explained the process and series of discussions the board took part in to decide on a landscaping company to serve the needs of Village Green. It was determined that we will transition from using LST to JCL for our landscaping and snow removal needs.



Jack Caiazzo, owner and operator of JCL, is a well-liked, hard working, and familiar figure in Village Green. He has grown his landscaping business from mowing his family's lawn to a full blown property maintenance business.

If homeowners have questions or concerns about landscaping needs or snow removal, these issues should be brought to the attention of Phoenix Management through Mitch Tierney.



Although many of us know Jack personally, it was reiterated during the meeting that in his capacity as the owner of JCL, he needs to be given the time and space to get his work completed. If something comes up, it will be tempting for us to go out and start a conversation with Jack or his team. However, for the sake of efficiency, the protocol will be to go through Phoenix Management.

FERTILIZER On the topic of landscaping, 4 applications of fertilizer will be provided to those residents on the full service plan. The applications, administered by Atlantic Turf, will run from late April/early May through September. This fertilizer treatment will not include grub control. It has been observed that there is some grub damage that has been done to some common areas as well as some residents' lawns. John Law has purchased and volunteered to spread some grub control to the affected common areas.

If you have noticed damage to your lawn this fall (dead grass or removed grass sod due to crows pulling up dead grass to get at the grubs), you may want to consider grub control treatment next spring. To obtain grub control treatment, residents will need to contact fertilizer companies directly in the March/April timeframe. Some companies who provide fertilization services include Atlantic Turf, Mainely Grass, and TruGreen.

From the town of Cumberland



The Community Food Pantry is holding the Holiday Food Drive! Help round out our holiday cheer bags for 85 families that visit our local food pantry monthly!

We are asking individuals or groups of residents to sign up for a particular item! It's important that your group collects the quantity you signed up for. The Food Drive drop-off day will be Thursday, December 14th from 12:30-6:00pm at Town Hall in the Council Chambers. This will be the only time to drop off the donations because the Food Pantry cannot store all of this food ahead of time.

[Click here to help!](#)

We are so grateful for your continued support of our Community Food Pantry!

DO YOU HAVE AN IDEA FOR THE NEWSLETTER?

Possible ideas might include:

- A picture of wildlife or nature you've taken in the neighborhood
- News or information that you feel might be of interest to your Village Green neighbors

* [Click here to email Michele at michelekauwitt@gmail.com](mailto:michelekauwitt@gmail.com)

