

Tollgate Association 2010 Annual Meeting

Date and Time: November 14th, 2010 at 5:30pm

Location: 102 Tollgate Way (Melhem residence)

1. Garry Sauner, the President of the Association, began the meeting by introducing the board members and the heads of the neighborhood committees. Attendance was taken and it was confirmed that 18 of 29 homeowners were present or represented by proxy, more than sufficient to conduct the meeting.

2. Treasurer's Report:
 - The Tollgate Treasurer, Bob Donaldson, handed out an enumeration of expenses to all attendees and reviewed the past year's expenditures. Then he reviewed the expenses accumulated into categories and compared those to 2010 budgeted amounts - to enable attendees to review the over-and-under amounts in all categories. The most significant overage was for driveway sealing & replacement with the Association spending \$15,800 against \$10,000 forecasted in the November 2009 Association-approved budget. Expenses in other budget categories came in pretty close to anticipated. At the end of the year, the Association's net worth will be a little over \$11,000.

 - Proposed Budget for 2011: Bob reviewed the 2011 estimated budget - anticipating that it will come in at \$40,625 (slightly lower than this year) with fewer large expenses anticipated in 2011 than this year. Bob identified anticipates major coming expenses in tree removal & replacement, including one tree at #125 & the Austrian pines in the front #101. In the budget proposed, the 2011 homeowner's association dues will remain the same as 2010 level - \$1400 per year - payable in full on or before 31 January 2011. Several questions were raised by homeowners and addressed by board members or committee heads; whereupon the budget (and dues level) for 2011 were unanimously approved.

3. Committee Reports:
 - Social –Tracy Casteuble mentioned that two members are coming off the social committee this year – Cindy Donaldson & Anki Ehmer. Wynne Hogle agreed to help Tracy on the Social Committee. More members are desired – ideally from a family with younger children to ensure the Committee considers all family needs. If you wish to volunteer, contact Tracy or Wynne. The Holiday party will be held on December 12th from 5 to 8 PM at Anna's #125.

- Landscape – Marie Murray, head of the Landscape Committee, reviewed the Landscapes committee’s activities this year. The harsh winter and hot-dry summer were hard on trees, shrubs and grass in the neighborhood. Shrubs were planted at six residences this year in response to homeowner requests or committee-identified needs. Several pruning requests were made during the course of the year – and most were satisfied where practical. It is too late in the fall to prune most shrubs or trees now – so some pruning requests will be postponed to a more appropriate time of year for each type of planting. We will retain Ramiro Landscaping as our contractor through 2011; any complaints or special needs should be directed to a Landscape Committee member and not to the landscape crew directly. Homeowners were reminded that they need to ensure the appropriate watering of trees and plants around their homes to help the community keep our plants healthy and plant replacement costs down.
- Tree – Bob Donaldson, the head of the Tree Committee, then presented the Tree situation in the neighborhood. Two trees suffered major damage this past winter. The Silver Maple in front of #112 lost a major limb, and had to be replaced by a Black Gum tree. In addition the Magnolia between 106 & 108 sustained major damage, but working with the homeowners it was agreed to prune that tree instead of removing it. The tree in front of #125 is in serious decline from borers. It is likely the Tree committee will make the call to remove that tree in the coming months, if so, it would probably be replaced with a Princeton Elm like that outside of #104. The large pecan tree at #118 will require a borer treatment in the spring as it is showing signs of infestation. The Austrian Pines in front of #101 also need to be replaced; it is anticipated that it will be replaced with some hollies. The committee is always reluctant to remove trees – sometimes though removing a tree is necessary for safety if limbs present a danger of falling, or if the tree’s decline is rapid and irreversible.
- Architecture – Garry Sauner, head of the Architecture Committee, introduced other members of the committee and covered policies within the community. Homeowners are asked to use the form found on our tollgateway.org site, “Requesting Permission for Exterior Home Improvement,” prior to performing maintenance on exteriors of the home. In the last few months seven homeowners performed significant maintenance on their homes following our Architecture Committee guidelines. Garry also discussed lamppost painting with a rust inhibitor paint to restore the lampposts to better condition, and pointed out that the high efficiency bulbs purchased from Dominion Electric have dramatically cut the community’s monthly electric bill from over \$100 to under \$40 per month.
- Maintenance - Bob and Garry discussed maintenance issues. Bob mentioned that he is working on mockup sign for the Tollgate entrance gazebo. He thinks he will be able to inexpensively create a temporary sign to receive community comments on the size and style desired for a professional sign. Garry addressed the reemergence of signs of a rat infestation and the response to place bait

stations. Garry will work with Connor's Pest Control company to ensure we manage the issue.

4. New Business

- Snow removal – Last year several residents had a difficult time keeping their walkways, parking pads and/or driveways clear of snow. Garry Sauner offered to be our community-wide coordinator to work with Ramiro Lawn Service to remove snow. For homeowners who are interested, Ramiro Lawn Service will remove all snow from homeowner walkways, parking pads and/or driveway at a set price per hour depending on the amount of snowfall. The minimum charge is one hour per house. For 2 inches to 6 inches of snow the cost is \$40 per hour/home. For 6 to 12 inches of snow the cost is \$50 per hour/home. For 12 inches or more of snow the cost is \$75 per hour/home. Payment by check may be mailed to Ramiro Lawn Service, 10412 Rutland Place, Hyattsville, MD 20783. (Note: Ramiro and his crew use the Beltway to travel from Hyattsville, MD to Virginia so if you desire immediate attention, this may not be the best option for you. However, one advantage of having Ramiro performing this work over another contractor is he cares for our bushes and plantings on a regular basis and promises not to dump snow over them.)
- Election of Board Members – Garry and Philippe Casteuble will come off the board at the end of the year after their three year tenure. Margaret Melhem and Keith Powell were nominated to the Tollgate Board to replace Garry and Philippe. They were elected by acclamation of those present and will serve for three years.

5. Upcoming Events

- The community is invited to join the Tollgate Board in decorating the gazebo at the front entrance of the neighborhood with garland, lights and wreathes at 10 am on Saturday, December 4th.
- The Holiday Party will be on December 12th at #125 from 5 to 8 PM as a potluck. All residents are encouraged to participate.

6. The meeting concluded at 6:55pm.