

Tollgate Association Board Meeting

Date and Time: April 6, 2013 at 9:00 a.m.

Location: #102 Tollgate Way (Melhem Residence)

Attending: Ed Hahn, Rob Ochsendorf, Joe Romer, Margaret Melhem, Marie Murray, Bob Donaldson, Garry Sauner, Mark Kaye and John Lynch

1. Approved the previous meeting minutes, which will be posted online soon.

2. Treasurer's Report:
http://tollgateway.org/budget/2013_expenses.pdf
http://tollgateway.org/budget/2013_net_worth.pdf
http://tollgateway.org/budget/2013_budget.pdf

3. Committee Reports:
 - Social – The Spring Picnic is scheduled for 2-5:00 p.m. on Sunday, May 5th and will be held in the cul-de-sac at the end of the street. Chicken, wine, and soda will be provided by the Association. The previously scheduled landscaping tour, which was to take place prior to the picnic, will be postponed to allow more time for our landscaping to blossom. The revised date and time will be communicated soon.
 - Landscaping – The Landscaping Committee held its first meeting in March. The committee reviewed the requests from homeowners at #109 and 121 and will work with our Merrifield representative to select plant choices for these two homes. Mark Kaye asked about the bump out space behind #102-104 and whether Tollgate could retake possession in order to allow room for screening trees in that area. The Committee responded that the bump out was a Tollgate Board issue and suggested that Mark discuss this with his immediate neighbors and the Board. The Committee did agree that the one tree that was scheduled to be planted this season could be planted as a screening tree behind Mark's courtyard wall (#106). The Committee added, however, that any plantings in the alley area would only be done in such a way that access to rear courtyards in the row of homes would not be affected.

A consultant from Merrifield will be coming on Monday, April 8, to discuss options for plantings at #109 (Ehmer) and #121 (Bronikowski).

As a result of today's Board meeting discussion of the alley area behind #102-106 (see new Business below), Marie Murray will ask the Merrifield

representative to make suggestions for screening plants and trees for this area. With this input from Merrifield, the Landscape Committee will propose a long term planting plan for the area that will be submitted to the Board for consideration and use in determining the future of the bump out area.

The Ramiro Landscaping group has performed mulching and flower bed cleaning. Mulching was completed for the north side of the neighborhood. South side mulching will be completed soon.

Greenhawk, the lawn care group, has thus far performed two treatments – lime and a grass treatment that was to include pre-emergent weed treatment. The Committee is aware that as of now the pre-emergent treatment has not prevented spring weed growth and will work with Greenhawk to remediate the issue, if possible.

- Trees – One tree planting is planned behind #106. Bob will perform tree pruning around the neighborhood.
- Architecture – No new requests this month.
- Maintenance – Garry followed up with Brian Black to offer him the contract for performing maintenance on the front walls. Scheduling for the work has not been determined.

4. Old Business:

- Pest Control – Holes around the parking pad at #112 (Johnson) continue to be a problem. Past efforts to fill these holes with dirt and gravel have been unsuccessful. Although there is anecdotal evidence of rat activity, there is also speculation that a larger cavity underneath the parking pad may be causing the surface openings. The Board will explore options to remediate this issue.
- Parking – The Board discussed ongoing concerns about Tollgate residents' use of community parking spaces. Residents are reminded of the Tollgate Parking Policy, which states in part that community parking should be utilized only for visitors and the small number of Tollgate residents that have more than two vehicles. The full policy can be viewed on the Association's website.

5. New Business:

- Bump Out – Mark Kaye proposed replacing the bump out at the Mallon's with privacy trees. History: The bump out is a small area of Tollgate property that a former homeowner said the Mallon's could use to accommodate their parking

needs. In 2009, the Board sent an official letter advising them that the bump out always has and remains Tollgate property (the primary purpose of the letter was to avoid adverse possession (aka 'squatter's rights')). Recently, several neighbors expressed interest in planting to create more privacy in the alley between Tollgate and the Mallon's. The Board will explore the area to determine if trees can be planted in this area without blocking alley access and without interfering with underground wires. If the landscaping plan for this area includes a recommended planting in the area of the "bump out", then the Board will consider official notification to the Mallon's regarding the Association's longer term intent to reclaim this piece of property.

6. The next meeting will be on May 4, 2013 at #117 (Ochsendorf). The Board meeting concluded at 10:30 a.m.

Addendum: After the Board Meeting members walked down to the parking pad area of #112 to see the holes that had been discussed earlier. The group discovered that the landscaping company has once again filled in the holes around the edge of the parking pad. This area will be watched to see if the holes reappear and for determination of what, if any, additional action is necessary.