

Tollgate Association
Minutes of May 5, 2007 Board Meeting

Date and Time: May 5, 2007 at 9:00 am

Location: 121 Tollgate Way (Bronikowski residence)

Attending: Bob Donaldson, Ed Bronikowski, Eric Kirschner, Marie Murray

Association Business:

1. April minutes approved.
2. Treasurer's Report (Bob D.)- Four bills were paid, net cash flow was -\$2,658 for the month.
3. Architectural Committee – Discussion of Garry Sauner's e-mail regarding Kirschners' request for approval of a composite deck of comparable size and a patio with pavers. Recommendation of the Arch Committee was for approval. Bob D. noted that the Casteubles new storm door appears to have a bar when a full view door was approved – Bob has sent Garry an e-mail to follow-up.
4. Landscape Committee (Marie M.)- Marie has received calls re: the condition of the Photinia shrubs at end of the street and indicated that the Committee would monitor the situation and act– if necessary – when advised by the plant experts. Bob indicated that Save-a-Tree would be in Tuesday and he would ask them to look at the shrubs.

Marie also received a call from the Stephensons regarding a broken planter that was damaged when the Flores crew was doing mulching in front of #110 and placed it in the bushes. Flores apologized re: the pot and indicated that he would follow-up on the issue.

Kathy Doherty called re: the dead pine tree on her property.

In response to homeowner concerns about the chemicals used on Tollgate property, Marie called Flores and asked for the names of the chemicals being sprayed on the yards. Flores sub-contracts and will forward the MSDS sheets.

The committee is working on the planting inventory, but it has not been finalized. Marie is hoping to finalize the plan by the Annual Meeting.

Bob D. and Tom S. redid the area behind #109/#111 which appears to have solved any flooding issues. Margaret Melhem (#102) needs new shrubs in front of her house. Marie spoke to her and they will meet to discuss what work will be done.

The removal of Sherry Beyer's (#105) tree stump issue will be reviewed by Save-a-Tree on Tuesday.

5. Tree Committee (Bob) – The Save-a-Tree arborist will review the dead tree by the Doherty's, the tree stump by #105 and the Photinia shrubs at the end of the street.
6. Social Committee (Bob) – The spring garden party is scheduled for May 20. Ella L. volunteered to edit the next newsletter.
7. Old Business- Ed indicated that he has not followed-up with the city on paving and walkways, but plans to do so.
8. New Business- Marie and Bob went to the city meeting re: 103 Cherry St. Suburban Builders will be building the house for Mr. Francis (the developer). They are planning on a 6,000 sq. ft. house, including a two-car garage 16 ft. from the Tollgate property line, and a 5,000 gallon cistern, also by the Tollgate property line. Bob raised the question of permitting a right-of way/walkway by the property which was refused. Marie is concerned about the cistern which is very close to a drainage inlet (which feeds into the Tollgate storm water system). Additionally, any overflow from the cistern will be pumped onto the surface of the property and presumably run into the Tollgate storm drain. Bob D. proposed two options: one, Tollgate builds a barrier by the property to make sure that all water remains on the property. Two, Tollgate should look into acquiring a permanent right of way for the property.

Most of the trees on #103 Cherry will be removed – the asst. city arborist requested that the HOA consent to removal of a Norway Maple by the property line b/c its an “alien species.”

Ed raised the issue of alerting Kevin/Karen Stephenson and Helga Johnson re: the installation of the cistern and that it may impact them.

Tollgate options:

1. Does Tollgate want to block the sewer at the end of Tollgate (by #103 Cherry). This inlet drains #103, #105 Cherry into the Tollgate sewer system.
2. Should Tollgate add a stone mulch area by the drainage area?
3. Has Tollgate acquired a right of way through #103 by usage?
4. Can Tollgate tie any walkway into the drainage issue?
5. Can the Chesapeake Bay people get involved in this process?

ETK and SLyons will take a look at the VA code/case law to see if there's anything on right of way acquisition. ETK will double check whether the proposed unit is over the 33% coverage zoning limit. The board will forward a

letter to the Stephenson's and Helga J. regarding new construction – ETK will draft and circulate.

Ed B. raised the issue of visibility of entrance to Tollgate, discussion tabled until June. Ed circulated a mark up of Tollgate with various landscaping/structural questions for future discussion. Adding 3-4 inches of shredded hardwood mulch beds around certain trees was specifically discussed. Ed mentioned the need to check on whether the HOA or unit owners are responsible for unit walls. Also discussed was the bowing of the retaining walls on Broad St. and what might be the cause(s) of the bowing – Ed will follow-up. Discussion re: instability of some of the new lampposts. Ed would like to have a general discussion of various projects and costs at the annual meeting of homeowners. Marie and Bob would like to expand the mulch beds on the three red oaks – Marie will coordinate with the Landscape committee.

Marie asked when we should aim for another newsletter. Ella L. has volunteered to put the next newsletter together with input from Marie.

The next board meeting will be June 2, 9 am at #129 Tollgate (Lyons' residence).

Meeting adjourned at 11:25 am.

Submitted by: Eric Kirschner, Secretary