

Wexford Village Board of Directors Meeting

Tuesday, May 1, 2012
Highpoint Church – 7702 Old Sauk Road

Present: Paul Stang, Marni McEntee, Trish Watts, Don Michalski, Matt Nelson, Dick Ihlenfeld, Jim Rather, Ken Schmidt and Tom Aquino.

- 1) Board agreed to move a covenants issue regarding 913 Tramore Trail to the top of the agenda due to attendance of several concerned homeowners.
- 2) Matt Nelson summarized the issue as it was presented to him by homeowners.
 - a. Homeowner Ron Yee contacted Matt regarding lot line and fence at 913 Tramore trail, owned by Natalie and Sam Koblenski.
 - b. Other neighbors are concerned about the compost pile on the property.
 - c. Someone had complained about the planting of arbor vitae trees on the property line – which later were removed by homeowner because they would have violated a city ordinance once they grew. She had planted them in hopes of shielding part of the garden from homeowners nearby.
 - d. Other neighbors were worried that planting near the sidewalk would interfere with drainage.
 - e. Property owner Natalie Koblenski summarized in detail her plans for vegetable and fruit gardens on her property
 1. The planned fence replacement will be no more than 36" high, per Wexford Village covenants
 2. The fence will be 2-3 inches inside the lot line.
 3. A lot survey found that a neighbor's invisible dog fence is over the 913 Tramore Trail lot line. The Koblenskis have volunteered to pay for the movement of the dog fence to resolve the encroachment issue.
 4. The Koblenskis are likely to move their compost pile to the southeast corner of the lot. Are following city's recommendations regarding value of composting.
 5. They are meeting city rules regarding planting in the terrace – the strip of land between the sidewalk and the street.
 6. Planning on removing a stump on the front lawn.
 7. Ensured that their raised vegetable gardens are in compliance with city ordinances.
 - f. Homeowner Ron Yee spoke, citing Wexford Village covenants regarding preserving the charm and beauty of the neighborhood. His understanding was that Wexford's covenants were supposed to *exceed* city ordinance, not just comply with them.

1. Mr. Yee also noted that covenants were supposed to ensure that architecture in the neighborhood is compatible; that fences are no more than 3 feet tall; that unsightly things are not permitted; and that homeowners' activities must ensure that Wexford is a consistent and enjoyable neighborhood for all residents.
 2. He said the Koblenki's lawn is full of dandelions and that is exacerbating his family's allergies.
 3. He said the compost pile has a 6'-plus tall fence and it smells when it's warm.
 - g. Board members Matt Nelson and Paul Stang noted that there were a lot of myths about the Wexford covenants, and that not all areas of the neighborhood have the same covenants.
 - h. Mr. Yee responded that the overwhelming number of residents near 913 Tramore feel the same way about the lot, and are unhappy.
 - i. Tom Aquino noted that the Wexford Board has no police power to enforce the covenants; the only thing the board can do if there is an egregious violation is to file a lawsuit.
 - j. Resident Mark Griesbach said one of the reasons he moved to Wexford was because of the covenants and he believed they would preserve the integrity of the neighborhood.
 - k. Natalie Koblenki said they had no idea there were any complaints about their yard until the complaint was filed with the city about the arbor vitae.
 - l. Board member Dick Ihlenfeld noted that there have been 11 complaints to the board about 913 Tramore Trail, including residents on Tramore, Sawmill and Bishop's Hill.
 - m. Mr. Yee asked if the Koblenkis want to be part of the community or want to be isolated from the community.
 - n. Resident Mark Griesbach said we should pretend that the covenants mean something and they should be enforced.
 - o. Board member Marni McEntee asked if perhaps the trellises could be removed and the compost pile could be moved or put in a bin, because those issues are what seem to be bothering the neighbors the most.
 - p. Natalie Koblenki said they would try to install some screening so neighbors wouldn't be bothered.
 - q. In the interest of time, Board Chairman Don Michalski suggested tabling the issue for now; reflecting on the discussion, and inviting the neighbors to the next board meeting
- 3) April 3rd, 2012 board minutes were reviewed.
- a. **Motion** to approve minutes made and seconded.
- 4) March financial report was reviewed. Some homeowner's association dues remain unpaid. A third notice will be mailed out in June and homeowners who haven't paid will be notified that a lien will be placed on their property until they pay.

- a. Mowing cost \$22,472.18 last season.
 - b. Only \$1,500 was spent on snow plowing for the season.
 - c. **Motion** to approve the financial report made and seconded.
- 5) Announcements- Don:
- a. Wexford Board has been asked High Point Church to end meetings by 8:30 p.m. so the building can be secured for the night.
 - b. Stricker's Pond Area/Lot 416: Grass will be mowed in the first week of July; city engineers will do it.
 - c. Assessments on many homes in Wexford Village increased in 2011
 - d. Wexford Prairie – no burn has been scheduled yet
 - e. There is supposed to be a foreclosure notice filed on a home on Middleton Street.
 - f. The city of Madison is reconsidering its policy regarding the Old Sauk/Westfield traffic signal assessment.
- 6) Old Business
- a. A physical review of the Saukdale berm on April 28 by Wexford and Saukdale board members determined that Saukdale will continue to mow the south side of the berm and Wexford will continue to mow the north side.
- 7) New Business:
- a. Dick emailed covenants to Trish to put on the website. This way, homeowners will know which lot belong to which addition, and will know which covenants apply. It also involves which circles we are responsible for.
- 8) Committee reports
- a. Architectural Review: Reviewing a three-season porch on Thornhill. Also adding a patio, but those do not need to be reviewed by architecture committee.
 - b. Block Captains: Nothing to report
 - c. Contracts: Mowing is going on; Trugreen will be applying treatment May 12-18. Dick reviewed the lights and one is malfunctioning so it was fixed. Cost was \$374 plus a \$7 recycling fee.
 - d. Covenants: Matt – still seeking insurance coverage for playset at Wallingford Circle.
Someone at Haverhill Circle had a reed screen strapped to a fence.
 - e. Parks: Ken – cleaning up the buckthorn in the woods and pulling garlic mustard.
 - f. Social – Trish: We had lots of helpers at the Easter event. Garage sale has been advertised on Craigslist.
 - g. Website/Facebook: Nothing to report
 - h. Welcoming-Marni: Still waiting for contacts of interested volunteers.
- 9) Meeting was adjourned at 9 p.m.

