

**Wellington Homeowner's Association**  
Annual Meeting – June 16, 2004

Dan Whaley, 38 Toni Terrace

- When will the ponds be treated?
- Has there been any discussion regarding a barrier (natural or otherwise, fence or trees) between Toni Terrace and the new development? Couldn't we use Association money to fund the barrier? Has anyone talked with Jim Perna, the builder, regarding partnering to establish a barrier?

Santos Roman, 33 Cheviot Lane

- There was supposed to be a barrier of forever wild there. If Perna has removed it, he should put it back. (Another suggestion is for the Board to ask each affected Wellington homeowner if they would like a barrier of trees at the rear of their property.)
- How do we stand on the shed issue? I see two of them standing. Is that in litigation?
- I have a retention area (300 x 45) on my property. The run off is backed up. Some sections (10 feet) I can't even mow. I have called the town with no success.

Kim Buonomo, 18 White Oak Bend

- My property back up to the new development. There are no trees and we have standing water. I have tried to address this with no success. The dirt mounds and standing water create a dangerous situation for the neighborhood children.
- Is it okay to put, for example, a white fence along the back of my yard to create a barrier?
- Regarding the new directory, is it coming out soon?

Vincenzo Buonomo, 18 White Oak Bend

- How open is the bidding on the landscaping? What is the process? How does it work?

Fred Vos, 76 White Oak Bend (next to Pond 3)

- My main concern is when will the fountain be installed in Pond 3? We were promised a fountain 3-4 years ago to address the stagnant water and for beautification.
- Garbage is an issue in Pond 3. Please use the web site to ask neighbors to contain their trash. The pond is littered with garbage. The Fire Department used to use the pond areas for training exercises. If they did this, they may be willing to get the garbage in the middle of the Pond.
- There are two red foxes near Pond 3. I am not sure what to do about this and would appreciate information re how to handle. The foxes have been here for 6-7 years. I try to keep the kids away from them.

Mike Eagan, 21 Cornwall Crossing

- The purpose of the fountains was to provide aeration. Chemical treatments are used to address weeds. As a natural defense, the ponds were stocked with grass carp. (Unfortunately, they eat less as they get bigger.)

Ms. Giarrizzo, 40 White Oak Bend

- Regarding beautification, on Trash Day the crows get into the bags that are stacked on top of the garbage pails. They tear open the bags and the trash is spread around the neighborhood.

Ms. Finch, 68 Toni Terrace

- Regarding the fox, I am afraid. This is a serious thing.
- We are not drinkers. Yet, I find beer bottles and trash on our lawn.
- Regarding pets, people should use pooper scoopers when they are walking their dogs.
- These things are happening. We are not happy about it.
- Regarding mailboxes, our mail carrier hit and tipped over our mailbox. The doors are off some mailboxes. Whose responsibility is it to replace a mailbox? Can we go ourselves to Lowe's or Chase-Pitkin to purchase a new mailbox? (Note: if the town hits the mailbox, they will replace it.)

Dave Stumme, 47 Cornwall Crossing

- Is Wednesday the scheduled day for grass? Do they deviate based on the weather? It seems they do not care about leaving tracks or digging up the lawn when it is wet. This looks terrible.

Greg Mortier, 42 Toni Terrace

- I am a shed person. No where in the by-laws does it state that I can't have a shed. The letters that I have received refer to how the Board interprets the by-laws. That is our frustration. Our shed makes our property nicer. We have a camping trailer that takes up half of our garage. We need the storage space and the shed helps keep the appearance of our lawn nicer.
- What you are not showing me is where in the by-laws it says that you can't have a shed? We read the by-laws and showed them to our attorney. Why should we petition to change the by-laws if it isn't in the by-laws now?
- To us, the shed makes our property better.
- You leave your garbage out and the by-laws say that you can't.

Joe Kloiber, 44 Toni Terrace

- Can my wife and I both vote or is it only one vote per household. No one contacted us when we moved in. This is my first home. I didn't read the 60+ pages of by-laws.
- I left a voice mail in September and didn't hear back from the Board until February.

Miss Philips, 1 White Oak Bend

- There is bird doo around the pond. People are stepping in it.

Sue Huntoon, 19 Cornwall Crossing

- A few years ago, we didn't have the geese. We had 75 geese in our yard last year. You don't want dog dirt. No one wants 75 geese in their yard.

Mary Eggleston, 27 Cornwall Crossing

- Lac de Ville, in Brighton, hired a man with an electric boat and dog to address their geese problem. Currently, we have twenty-some geese. Maybe we could hire him? I've contacted the DEC and they suggested I buy a fake alligator.

Jody LaRose, 21 White Oak Bend

- If we are willing to put our e-mail and phone number in the directory, can you put it in? It is easier to contact a neighbor if there is a problem if we have a phone number and/or e-mail address.

Other concerns (speaker not identified):

- Today when the lawn was mowed, the cut grass was thrown into the Pond by the mower. The lawn should be mowed in the opposite direction so the cut grass does not get spread into the water.
- Couldn't the by-laws be changed to refer to non-Wellington areas versus specific streets (e.g., Marshall and Paul Road)?
- What is the P.O. Box address?

R+:

- The new garbage removal contract is good! (Maxine Ferlicca)
- The guys to a good job cleaning around Pond 3. The neighbors behind are great also. (Fred Vos)
- You guys are doing a great job! (Vincenzo Buonomo)

Board Comments/Questions/Commitments:

- Contact the DEC re Pond 3 foxes.
- Assure Pond 3 garbage is addressed.
- Generate Association Directory on the website within 2-3 days
- Generate website and/or newsletter reminder regarding containing trash on trash day
- May drop voice mail – encourage e-mail and mail

Committee Volunteers:

|                  |   |
|------------------|---|
| Beautification - | John Coene, 8 Wellington Pond<br>Vincenzo Buonomo, 18 White Oak Bend<br>Paul LaRose*, 21 White Oak Bend<br>Charles Giarrizzo, 40 White Oak Bend   |
| Welcoming -      | Chris Coene, 8 Wellington Pond<br>Sue Huntoon, 19 Cornwall Crossing<br>Adam Keller, 19 White Oak Bend<br>Marie Sorenson, 16 White Oak Bend<br>Mary Eggleston, 27 Cornwall Crossing<br>Stephen Bonacci, 27 Dover Court<br>Steve Hooch, 38 White Oak Bend |
| By-Laws -        | Marie Sorenson, 16 White Oak Bend<br>Vincenzo Buonomo, 18 White Oak Bend<br>John Ferlicca, Esq., 62 White Oak Bend  |
| Directory -      | Adam Keller, 19 White Oak Bend<br>Jody LaRose, 21 White Oak Bend  |

\* Does not want to head committee.