

Torwood Homeowners Association
Board Meeting
May 31st, 2011
7:00 pm

1. Present: Paul Borger, Steve Ingram, Tom Krisher, Heather Singh, John Zemba
2. Financials: Steve Ingram
 - \$150 in outstanding dues
 - 1 homeowner has outstanding dues for 2011
 - The same homeowner has not paid for 2009, 2010 or 2011
 - Steve will generate an invoice documenting all the dues and fees owed
 - Heather will send the invoice to the homeowner via certified mail
 - The Board unanimously agrees to pursue legal action if the total amount is not paid within 30 days of receipt of the invoice
 - Steve will be writing check to Kevin's Landscaping for completion of landscaping work along Austin Rd
3. Landscape Committee:
 - Chris reported via email that the landscaping project along Austin Rd. has been completed by Kevin's Landscaping
 - The owners of Lot 121 on Castlebury were given a variance by the City of Saline to build their deck and patio and can proceed with landscaping plans
4. New Business
 - Annual Spring Clean Up
 - 14 residents participated in the event which took place on May 7th, 2011
 - The trash that was collected was placed in the bins of various homeowners
 - The Annual Dethatch/Aeration organized for the community was canceled due to inclement weather and will possibly be rescheduled for the fall
 - Annual Torwood Garage Sale
 - is scheduled to take place on Friday, June 10th from 9AM until 5PM and Saturday, June 11th from 8AM until 2PM
 - The event is being organized by Kathy Mahalick
 - The Saturday hours are being extended from noon until 2PM at the request of a few homeowners
 - Mailbox posts
 - were painted or replaced in 2007
 - Paul is looking into the possibility of using aluminum plates around the bases of the posts to extend the life of the posts and reduce repair costs
 - St. Andrews
 - Tom Arehart brought up the issue of placing a metered water flow stand-pipe on the drainage pipe coming from the retention pond off of Pembroke in Torwood at the February 9th board meeting
 - The City of Saline recommends/endorse this plan as a modernization of the current water flow system

- The Board is awaiting a formal request from the Parrish before it takes any action
- The Board will meet with Mr. Arehart to walk the property line between Torwood and St. Andrews and address the issue of any homeowner infringing on Parrish property
- Retention Ponds
 - Paul will study the By-Laws to determine the next step that needs to be addressed with the maintenance schedule for the retention ponds
 - Even with extensive rainfall amounts in April and May, the retention ponds appear to be working properly and without incident
- Livonia Builders Construction Activity
 - As of the date of the meeting, Livonia Builders has sold and/or developed 13 lots with 11 lots remaining available for sale and construction
 - Lots 120 through 124
 - On May 10th, with a vote of 4 in favor and 1 opposed, the Board voted to approve Livonia Builder's proposal to move a buried drainage pipe which is located at the rear of the above lots, reduce the parameters of a variable surface drainage easement at the rear of the lots, and replace on a 1 for 1 basis any mature trees removed during the process
 - Jeff Fordice from the City of Saline recommended that Livonia Builders tie-in the downspouts from the houses constructed on these lots into the drainage system. Livonia Builders does not want to proceed with this recommendation
 - The granting of the certificate of occupancy for these homes will be reliant upon approval of the final grading of the surface drainage easement
 - Livonia Builders is adding 1 collector head to the drainage system
 - Livonia Builders will be having the drainage system inspected and certified by an independent, professional drainage engineer
- The Board agreed to schedule and hold a regular monthly meeting at 7PM on the first Tuesday of every month hereafter

Meeting adjourned at 8:30 PM