



The Willows of Marlborough
Meeting #69 – June 22, 2022

Attended:

Maureen Ruane	Ruane Property Management
Jessica George	Ruane Property Management
Ed Barry	Trustee
Andrew Tsou	Trustee
Mahesh Nanjundappa	Trustee

NOTE: Meeting minutes and other correspondence will be sent via email to all unit owners, if you have an issue or would prefer standard US Mail, please contact Maureen at Maureen@RuaneManagement.com.

Old Business:

New Business:

69.1 Mailbox Concrete Pad

The concrete pad under the mailboxes is in bad shape. RPM will reach out to contractors to receive quotes for replacing.

69.2 Arborist

The trees out front need attention. RPM will reach out to an arborist to come and inspect them and provide feedback.

69.3 Inspect Water Heaters

As we approach the dog days of summer, please make sure to shut your water off if you are leaving for an extended period of time. Also, please inspect your tank to make sure it is not out of date or close to needing replacement.

69.4 Fence Caps

There are several missing fence caps that need to be replaced. RPM will source these and have put back on.

Friendly Reminders:

2.2 Dryer Vents

It is important that the dryers be vented properly. Dryers that are not vented properly create a safety hazard for everyone. The lint build up could cause fires and the dryers venting into the garage can cause mold, eventually causing air quality issues. At this time, the Trustees are asking residents to please conform to the guidelines stated above and to take the necessary actions to make certain your dryer is vented properly.

Please be sure to have your dryer vents cleaned and make sure they are venting properly. A trustee had an excellent experience using Amazon Home Services.

Children playing

Children are members of this community, and everyone realizes that they need to have the ability to play outside. Children need to show respect for the property, people's personal items and the neighbors in the community. We also ask all residents to use caution when driving on the property.

Trash Barrels

Please remember to store your trash barrels in your garage. The containers are to be placed at the curb the morning of a scheduled pick up and removed the same evening. Please refrain from placing your trash containers outside the night before pick-up.

22.3 Willows Website

RPM has created a website for The Willows through RPM's webpage. The Willows website includes information such as current condo documents, insurance policies, meeting minutes and notices. You can also submit a work order request through the new website. To log into the new website, please go to <http://www.ruanemanagement.com>. At the bottom on the home page, click on "Ruane Management Client Login." Choose Willow of Marlborough and enter password Broadmeadow.

46.2 Permits/Work in Units

Just a friendly reminder that all work being done in units must be done by a licensed and insured contractor. Permits and inspections are required with the Town for certain projects that relate to changing gas, electric, etc. If you have any questions about work that is being done (or scheduled to be done) in your unit, please contact RPM. Guidelines for certain projects can also be found in the handbook on the Willow's website.

47.3 Septic Issues

Septic issues have become a highly discussed topic at recent meetings and with unit owners. It is very important that we all make sure not to flush anything other than toilet paper. During a recent service call it was discovered there have been large amounts of Feminine products and paper towels being flushed. Please be aware that all unit owners are responsible for the line that goes to the main and any issues associated with Septic line typically result in large fees to repair and are at the expense of the unit owner.

53.1 Dog Walking Policy

Members of the community have inquired with RPM if the dog walking policy could be modified so that dogs can be walked on the Willows property. It was discussed, but ultimately it was unanimously decided that the current policies will remain. As a reminder, unit owners will be fined if their pets are not picked up after and/or not appropriately walked off property. The common areas are for all to enjoy and should not be littered with dog feces.

53.2 Parking

On street parking spots are for guest use only. These spaces are to be used for guests if your driveway and/or garage cannot accommodate the guest's parking. Unit owners are not to park in the street overnight. There has been reports of cars being parked in the fire access road and around the end of the circle. The ENTIRE circle is a fire lane and there is to be NO PARKING. Additional signage will be installed in the spring. It is IMPERITIVE that you follow parking rules especially in the winter. Illegal/improperly parked cars are subject to snow damage and/or towing.

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57.1 Bird Feeders

Birdfeeders will no longer be allowed on the property. If you wish to continue to have a bird feeder, please submit a request to RPM to obtain permission and to discuss its placement.

Reminder email to residents about bird feeders. Hummingbird feeders will be allowed under strict guidelines. If you wish to have this type of feeder, please contact RPM. Other feeders are not permitted.

Next Meeting Date

Sept – Date TBD

Respectfully submitted,

The Willows of Marlborough
By Ruane Property Management LLC its Agent



Maureen Ruane
Property Manager