

Piper Meadows HOA
Meeting Summary for 2/24/25 via Zoom
Compiled by LR

Attendees: Mark Geiser (Pres), Ed Tyburski (VP), Liz Rieth (Secy), Tom Reak (Treasurer), Bob Valenti (member-at-large), John Standing (RPG) and Bob Marvin (RPG; referred to as Bob M)

Note: Realty Performance Group is the managing agent for Piper Meadows Townhomes. The HOA contracts for their services on an annual basis and their services include: billing and collecting assessment fees, supervising landscape maintenance, snow removal and repairs to common elements, maintaining Association books, attending meetings of the BOD and Homeowners, and distributing monthly reports of receipts and disbursements to the President and Treasurer of the Board. At this time, representatives of RPG are assisting with the transfer of the HOD from the initial sponsor (Morrell) to the homeowners.

Focus:

- Stormwater Management (aka retention ponds)
- HOA lands
- Annual operating budget
- Addressing items that need to be resolved before the HOA transfer from Morrell to Homeowners

Meeting Highlights:

1. On 2/21 Liz and Tom met w/officials from the Town Code Enforcement and Storm Water Facilities Depts to get clarification of Town/HOA responsibilities
 - Received clarification on the Conservancy Board's oversight: if a homeowner, at their own expense, wishes to take down any trees, they must submit a signed letter from a certified arborist stating that they should be taken down (including reason why), to the Code Enforcement Dept and BOD. When cut, the tree is to remain in the conservation area.
 - Town stated they are not responsible for ponds or trails and that the HOA has no obligation to maintain any trails. Pond closest to Cassidy Ct receives drainage from our neighborhood only. Pond closest to Piper Meadow Trail receives drainage from half of that street. No drainage from Cassidy Ct flows into that pond.
 - HOA lands are designated by the entire striped area on the Marathon Engineering map – pg. 72.1 in the HOA Offering Plan. HOA Lands are broken down into 2 areas. One is the Conservation Lands (also known as the Conservation Easement) which is the wooded areas and all walking trails and utility roadway. The second area is the Common Area which includes driveways, the monument (Piper Meadow sign at entrance by High St), retention ponds, open space, and landscaped areas in front of townhomes – pg. 9 in the HOA Offering Plan.

- The other type of land found in the neighborhood is Personal Property. This belongs to the individual homeowner and consists of the land 20 ft from the back of the home, 10 ft from the front of the home and about 2-3 ft on the side of the home.
2. BOD decided that, due to liability and commitment to keeping assessment fees at an acceptable, reasonable rate, only the Utility Rd will be maintained by the HOA. It will be mowed up to the tree line weekly in conjunction with routine lawn maintenance at adjoining houses. Twice a season the full length of the Utility Rd will be mowed/brush hogged in conjunction with an ~20-foot area around both ponds. No walking trails will be mowed or maintained by the HOA and no new trails may be added.
 - For consistency, the BOD adopted these definitions for general use:
 - Utility Road: the roadway accessed between 7144/7146 leading to the sanitary sewers at the back of the HOA lands
 - Walking trails: refers to the series of smaller pathways running throughout Conservation/HOA lands
 - Sidewalks: concrete walkway running from High St-7143
 - Driveways: noted as pavement in documents
 - Walkways: path from driveways to front doors
 3. John Standing regularly attends BOD meetings. On 2/24 Bob Marvin from RPG also attended and agreed to follow up with Morrell on some budget-related items, pond maintenance questions and several other items brought to his attention by the Board.
 4. Based on outstanding work that needs to be completed, BOD broke into 2 subcommittees – Tom, Ed and John S to work on completing proposed 2025 budget. Mark and Liz, along with Camille Reak will work on some homeowner resources which will be distributed when completed.

Next BOD meetings:

Budget subcommittee: March 13

Homeowner Resources: March 6

BOD: Monday March 24, 2025, 5 – 7pm via Zoom. John will send out link