

Salem Square Minutes

May, 24, 2022

Those attending: Adrienne Blair, Morgan DeNoers, Courtney Varble, Mo Wakefield, Geoff Baker, Emily Grimm, Kathy Shoats, Beth Ralston, Gringy Grider, and Barbara McGee.

The meeting was called to order at 6:30 pm.

Building and Grounds Report: Kathy Shoats and Adrienne Blair

Kathy reported on the estimates she has gotten from different contractors: [Bdry](#) for \$1,895 to fix the leaks in the basement of G.

[Bob Ray Co](#), has given an estimate of \$15,000 for all the work determined should be done around our property to our trees. The work can be done all at once, or a little at a time. Most of our trees are healthy, with a few that need to be removed per their suggestion, or supplemented with fertilizer and nitrogen. Kathy is looking at other arborists as well.

Kathy is getting estimates for balconies. C9 will be finished and there are two more that need work. Please let Kathy know if your balcony needs repairs.

Duane, from [Alpha](#), has worked on three units, but he doesn't want to continue to work inside. There are two more units to be serviced. Kathy is hoping Duane will agree to work with us on individual air handlers. PLEASE REMEMBER TO HAVE YOUR AIR HANDLER SERVICED ONCE A YEAR. MAKE SURE YOUR PIPES ARE WRAPPED, THE DRIP PAN IS IN GOOD REPAIR, AND YOUR AIR HANDLER IS WORKING EFFICIENTLY. [Bylaws](#)

Adrienne has been working with Rich Higgs to create a yearly calendar. He hopes to have the mulching and weeding done by June.

The pool will be open when repairs to our pump are completed.

Two dumpsters will be replaced due to large holes in the bottom (G and H). If you notice holes in your dumpster let us know through a work order. Kathy will follow up with Republic to get a price for our dumpsters that do not belong to Republic. The dumpsters that they replace will be at a lower cost once to maintain/replace once we have dumpsters with the Republic name on them.

Kathy will schedule carpet cleaning.

A request was made for Kathy to make a list of owners' responsibilities. We will be getting new software called Buildium to help residents and Summerfield interact more efficiently. It will include all documents, email/text capability, tracking of work orders, payments, owner controlled information, announcement board, as well as much more. More information will be available when the software is installed-all owners that have the capability will be encouraged to download the app of their phone, tablet, and/or computer.

Treasurer's Report: [Financials](#)

Park Community Credit Union: \$64.30

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Republic Checking: \$117,280.87

Park Community Reserves: \$158, 280.87

Old Business

The trash will come on Wednesday, June 1 because of Memorial weekend.

Recycling dates: Saturday, June 4 because of Memorial Day.....then normal schedule of every other Friday, 17th, and July 1st.

Large item pick-up is June 10th and 11th.

Sign-up for [Recycle Coach](#) for our area for great tips and to see where and when trash, recycle, yard waste, large item, [household hazardous materials](#) (car batteries, smoke alarms, oil based paint), Pop-Up, Paper shredding, or junk days occur.

Please remember to pick up dog waste on the boundaries and the dog park. If you are seen not picking up after your dog, you can be fined. [Dog Rules](#)

New Business

[Recycling](#) signs to remind residents that we

Do not recycle Glass, Styrofoam, Packing Peanuts, or Plastic bags here.

All recycling needs to be loose (not bagged up).

All boxes need to be broken down.

Addition of Yard Waste bins is being looked into

Weeping Cherry Memorial approved

Basement Code to be changed (we will inform you when the change occurs)

Remember only residents can have the code, are allowed to be in the basement, or use our facilities. **Do not give out code to friends**

The meeting was adjourned at 7:30.

Reminders:

If Salem Square has your key and is used for a lockout of your home, it will cost the home owner \$35, with options to increase if it happens again. Please leave a copy of your key with a neighbor, friend, or relative in order to avoid this fee if you are locked out of your home. (Lockouts nationwide can range from \$65-\$175) We've had 5-6 lockouts within the last month!

Remind your realtors that only 2 signs are allowed on the property: 1 off of Zorn and 1 by the unit itself. No signs that indicate pending/under contract/sold are allowed. (See [Rules and Regs](#) PG13

First floor owners, adhere to the [Rules and Regs](#) PG10 for your garden allowances: some are getting out of hand/taking liberties.

Smoking is only allowed in private residences or outside. Please pick up your cigarette butts.