

**ASPPPO-CSA Land Use Management Committee Meeting**  
September 19, 2018

On September 19, 2018, the ASPPPO-CSA Land Use Management Committee held its seventh regular meeting, which took place in the large conference room at 175 Greenwood. Co-chairman Matthews presided.

**Present:** committee members Alex Cruden, Dana Guazzo, Dick Matthews, Cathie Rasch, Dave Risk (ex-officio), Lee Stevens and Peter Vairo.

**Absent:** Paul Crunkleton.

The meeting was **called to order** by Matthews at 9:07 a.m.

**Approval of minutes** of the committee's Aug. 14 meeting was unanimous.

**Proposed LUM changes:** Stevens reported on his task force's mission to consider the value of a full-time land use monitor. After substantial research and discussion, the group created a set of slides for presentation to the ASPPPO and CSA boards. The slides summarize the advantages, duties, expectations, qualifications and other particulars of hiring a full-time LUM.

Committee members, without dissent, praised the task force's conclusions and approved taking them to the boards.

**Review of previously-reported problem properties:**

*40 Sandfiddler* – Guazzo reported no significant improvement in the property since the committee's last meeting. Members reviewed and unanimously approved a draft of an official legal complaint from the committee to the local court of jurisdiction, with a copy to the property's owner, Bank of New York Mellon.

*18 Spanish Moss* – The owner's slow pace of improvement despite committee-set deadlines is "a continuing issue," Matthews reported, and he will continue on the case.

*120 Club Course* – The backyard of this rental residence is a jungle, members were told. After discussion that included particulars of three companies' estimates, the committee voted unanimously to approve signing a contract – with expenditure not to exceed \$1,200 – to clean up and mitigate the landscape problems, and to do so in the near future, under auspices of the committee and ASPPPO, and to seek reimbursement from the property owner.

*21 Wisteria* – The committee was told that owner has been completely unresponsive, including to certified mail, and that neither the town nor CSA security are willing to tow unmoving vehicles from residential properties, including in this case. After discussion,

the committee voted unanimously that Guazzo and Vairo would draft a letter regarding potential court action – as well as a similar letter to the owners of *88 Lawton Road*.

*14 Heritage Road* – With the owner of this property continuing to be non-responsive, despite an Aug. 20 deadline set by the committee, regarding at least one large tree there that appears to be near collapse, committee members recommended that Matthews ask CSA Maintenance Director Russell Fredericks to visit the property and offer an opinion about the possible danger.

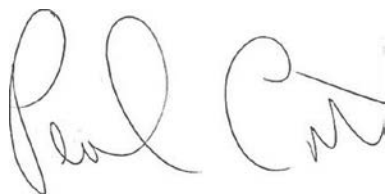
**New complaint:** Risk recommended that committee members do a roadside examination of overgrown landscaping and other exterior neglect at *3 Greenwood Court*.

**Committee counsel:** The committee discussed and approved two changes in a previously drafted engagement letter to retain local attorney Chester (Chet) Williams as a specialist in gated communities' land use and covenant enforcement. Matthews said the draft would go next to the ASPPO and CSA boards with a request for approval.

**Standards for compliance:** A brief discussion of the in-progress “Policies and Procedures of the LUM Committee” led to a consensus to reach approval of a final version at the committee’s next meeting. Guazzo is shepherding the draft, and she also volunteered to work on templates for committee emails to owners of properties where problems appear.

Matthews set the time and date for the committee’s next meeting as 9 a.m. Oct. 9, and the committee adjourned by consensus at 11:40 a.m.

Respectfully submitted,



SIGN HERE

Paul Crunkleton,  
Co-Chairman



SIGN HERE

Richard Matthews,  
Co-Chairman