

**MINUTES OF THE MEETING OF THE OVCA BOARD OF DIRECTORS**  
**North Clubhouse, 600 North Trail, Stratford, CT 06614**  
**January 17, 2023**

**Call to Order**

The Meeting of the Board of Directors was held on the date, time and at the place set forth in the notice of Meeting fixing such time and place and attached to the Minutes of this Meeting. Notice of the Meeting was posted forty-eight hours prior to the Meeting. The President called the meeting to order at 7:00 pm.

**Calling of the Roll**

A quorum of Board of Directors was established.

**There were present the following Board Members:**

**Officers:**

President        Bob Grosso  
Vice President   Richard Steinfeld  
Treasurer        Kenneth Colman  
Secretary        Myrna Mills Albino

**District Representatives:**

District 1	Catherine Violette	District 7	Joanne Sutphen
District 2	Catherine Hogan	District 8	Sherry Bearse
District 3	Dina Glantz	District 9	Nancy Blagys
District 4	Bob Krakovich	District 10	Regina Archazki
District 5	Bob McDonald	District 11	Tom Fuchs
District 6	Lee Schlafer		

**Reading of the Minutes of Previous Meeting**

A motion to approve the minutes from the Board meeting of November 15, 2023, including a reading into the minutes the amendment made via electronic vote, documented below, was made by Sherry Bearse and seconded by Bob McDonald. The motion to approve these minutes carried unanimously.

The motion decided via electronic vote on November 29, 2022 to amend the motion made on November 15 read: Implement a trial period, commencing December 1, 2022, during which Mark Rhatigan will shadow the Executive Director so that the Board can assess Mark's abilities and determine whether he is qualified to succeed Fred Rodriguez in the role of Executive Director.

- Mark's current title and salary will remain the same during this trial period.
- An office will be made available to Mark in the North Clubhouse.
- A status update on the progress Mark is making during the trial period will be provided to the OVCA Board for review and consideration no later than the March 2023 OVCA Board meeting.

The amended motion passed by a vote of 12 in favor and 2 opposed (D2 and D9).

**Report of Officers/Executive Director/Director of Maintenance Operations**

The following presented the reports as attached to the Minutes of this Meeting.

OVCA President                      Bob Grosso

**OVCA Board Meeting, January 17, 2023 Minutes**

OVCA Treasurer

Kenneth Colman

**Reports of Committees**

The following reports were read:

Architecture

Jim Manzolli

- Motion was made by Myrna Mills Albino, seconded by Tom Fuchs, to accept the Architecture Committee’s recommendation regarding change in Architectural Standards to add the following to P. Miscellaneous 2. Basement Ceilings. It will be inserted at the end of a. All basement ceilings...allowing mechanics to work.
  - “Installation of drywall in the ceiling areas is permissible if the appropriate NFPA fire-rated access panels are included in the installation to allow accessibility to the mechanical and electrical systems.”

The motion carried unanimously.

Bylaws

Myrna Mills Albino

Maintenance

Jackie Freeman

Communications

Mary von Ziegesar

House

Cheryl Dwyer

**New Business:**

- A motion was made by Nancy Blagys, seconded by Regina Archazki, to accept the recommendation of the Racquet Sports Facilities and Finance Committees to convert Court #4 into two pickleball courts. Costs are \$27,500. Sound abatement, if required, will be determined after courts are in operation. Cost for this entire project cannot exceed \$35,000 or the RSF reserve level. Net costs to the community will be zero this fiscal year. If noise becomes an issue and costs exceed the budget amount then court play on two courts will cease and/or be mitigated.
  - The motion carried unanimously.

**Closing Forum**

- Minna Barrett, 397A Ottawa Lane re OVCA Board meeting
- Bill Tanski, 771A North Trail re approval of Court #4 conversion

A motion was made by Bobby McDonald, seconded by Bob Krakovich, to adjourn the meeting. The President declared the meeting adjourned at 8:50 pm.

Dated: 3/21/23

Myrna Mills Albino  
Secretary

**Oronoque Village Condominium Association  
ARCHITECTURAL COMMITTEE  
Minutes of Meeting  
December 13, 2022**

Present: Jim Manzolli (JM), Mark Rhatigan (MR), Arnie Gans (AG), Jim Ganis (JG), Fred Rodriguez, Janice Nachbar (JN), Al DeLelle (AD), Ellen Hyde Phillips (EHP)

**A.** Meeting opened at 9:30AM

**B. Applications**

Date	App No.	Unit No.	Name	Request	Member
11/15/22	119-22	648A	Sabo/Sapia	Replacement of all windows	JG
11/16/22	120-22	212A	50 hemlock St LLC	Interior / basement remodeling	MR
11/17/22	121-22	42B	H. Lundgren	Interior elevator	MR
11/17/22	122-22	92B	P. Lorch	Relocate A/C condenser unit	JN
11/21/22	123-22	625B	D. Tofinchio	Replacement of 5 windows	JN
11/23/22	125/-22	625A	R. Johnson	Replacement of all windows, patio door, entry door, storm door	JN
12/1/22	126-22	289B	J. LaSchiavo	Replace all windows and storm door	JG
12/5/22	127-22	174B	P. Smith	Add lower level door	JM
12/5/22	128-22	174B	R. Iannotti	Add lower level door	JM
12/9/22	130-22	622A	Williams/LeClair	Remodeling lower level	JN
12/9/22	131-22	92A	D. Glantz	Relocate A/C condenser unit	JN
12/12/22	132-22	443A	M. Pires	removal of kitchen wall and interior remodeling	MR
12/12/22	134-22	769A	D. Boothrouyd	Intsall multiple exhaust fans	MR

**C. New Business.**

Approved Applications

The "completion of work" form, required to close out approved change application is not submitted many times. This step was included to verify the work was accomplished per the change approval and to return the \$50 deposit. The committee agreed to submit a short article in the Villager reminding the residents to do so. Janice (JN) will write the article.

**D. Old Business**

Lower Level Dropped Ceiling.

The current regulation requiring only dropped ceilings be installed in basements has proven difficult to monitor. This is a requirement set in place to minimize repair costs on OVCA insurance damage claims. After much discussion, the committee recommended OVCA management rewrite the regulation. The committee will review and submit it to the OVCA Board for action.

Meeting adjourned 11:30AM

**Next committee meeting will be January 10, 2023.**

Submitted,  
Jim Manzolli  
Chairman

Distribution by e-mail: AC Members, F. Rodriguez, M. Rhatigan, Linda Avers, B. Grosso

**Oronoque Village Condominium Association**  
**ARCHITECTURAL COMMITTEE**  
**Minutes of Meeting**  
**November 8, 2022**

Present: Jim Manzolli (JM), Mark Rhatigan (MR), Arnie Gans (AG), Jim Ganis (JG), Fred Rodriguez, Janice Nachbar (JN), Bob Grosso, OVCA Pres. Al DeLelle (AD), D. Stienfield, OVCA V.Pres, R. Henkey, OVCA Maintenance

**A. Meeting opened at 9:30**

Introduction of Janice Nachbar and Al DeLelle our newest committee members

**B. Applications**

Date	App No.	Unit No.	Name	Request	Member
10/14/22	110-22	61B	N.Botticelli	Patio door replacement	JG
10/19/22	111-22	733B	R. Mirafiore	Interior remodel and wall removal	MR
10/19/22	112-22	787B	J. Litchfield	Replacement windows and patio door	JG
10/25/22	114-22	232A	R. Grossman	Window replacement	JG
11/3/22	115-22	734S	S. Weaver	Golf ball protection screen for window	MR
11/4/22	116-22	141A	T Keating	Lower level sheet rock ceiling	MR
11/7/22	117-22	471B	M.Anderson	New deck	JM
11/7/22	118-22	61A	R. mattiaccio	Add exterior wall insulation	MR

**C. New Business.**

Replacement Village Mailboxes

The current villages mailboxes are no longer available and repair parts are unavailable. Mark presented multiple possible replacement options. The committee approved the classic design similar to our present style. Cost is approximately \$60 each. The new design will be replaced as a complete mail stop location.

Lower Level Dropped Ceiling.

The current regulation requiring only dropped ceilings be installed in basements has proven difficult to monitor. This is a requirement set in place to minimize repair costs on OVCA insurance damage claims. After much discussion, the committee recommended OVCA management rewrite the regulation by adding a hold harmless waiver the resident will accept. The committee will review and submit it to the OVCA Board for action.

Proposed method incorporating external roofing insulation on specific unit models.

Specific unit models with cathedral ceilings have no insulation or venting. A product was submitted for review that would address that feature by raising the exterior roof out 6-12 inches. Although it may solve the insulation/venting numerous installation concerns were raised that were not addressed. The committee voted to not pursue that direction in favor of an interior solution. The resident will be informed of the committee's decision.

**D. Old Business**  
**None**

Meeting adjourned 11:30AM

**Next committee meeting will be December 13, 2022.**

Submitted,  
Jim Manzolli  
Chairman

Distribution by e-mail: AC Members, F. Rodriguez, M. Rhatigan, Linda Avers, B. Grosso

## **OVCA By-Laws Minutes – for the November 14, 2022 Meeting**

The By-Laws Committee met on November 14, 2022, in the SCB Front Card Room at 4:00 PM.

**In attendance:** Committee members; William Collins, Cheryl Comen, Myrna Mills Albino, Mark Sills, and Elaine Piviroto.

**Also Attending:** OVCA Vice President Dick Steinfeld was also in attendance.

- The first meeting of the newly formed post-election OVCA By-laws Committee began with introductions of committee members and a discussion of organizational matters. The Committee decided to meet bi-monthly on the second and fourth Tuesdays at 4:00 PM starting in December.
- The Committee discussed the list of items that were pending from the two previous By-Laws committees. These items included proposed changes to the Declaration and By-Laws that were referred to the Committee from the OVCA Board in May 2022 and additional items sent unsolicited via email from association members and staff between May and August 2022.
- There was a discussion regarding the Declaration and Maintenance Committee questions regarding unit owner vs. association responsibility regarding window replacement. There was also discussion regarding whether the Declaration was up to date with CT State Statutes regarding condominium Declarations. Mark Sills made a motion and seconded by William Collins, which stated that the first order of business for the Committee would be a review of the Declaration and CT State Statutes regarding condominium declarations. The motion was approved unanimously.
- The meeting adjourned at 6:45 PM.

Respectfully submitted,

  
Elaine Piviroto  
Former By-Laws Committee Chair

## 20230117 OVCA Communications Committee Written Report

My belated wishes to you all for a healthy and a rewarding 2023. The Communications Committee looks forward to working with you as we move forward with our projects. As you will see from the updates below, we have been busy. Please don't hesitate to contact me or any Communications Committee member at any time with any questions or comments. For now, some updates follow:

**THE CALENDAR** – We have addressed the frustrations of many residents by creating a new calendar which will include ALL OV events – from OVCA and OVTD meetings to club and association activities and which will combine several calendars into this one site. Effective after noon on January 23, this calendar will be live on the residents' side of oronoquevillage.com. It is access from the Home Page by clicking the menu/navigation tab "CALENDAR." This is a real-time, live, Google calendar. Access to it and its legibility are much improved. The forms for reservation requests are also on the same page. A huge thanks to Chris Albino for his work creating and implementing this calendar.

**THE ADDRESS BOOK** – We are also restoring the residents' ADDRESS BOOK to oronoquevillage.com. This transition will happen soon, hopefully in a matter of weeks. We are ceasing to use the DIRECTORY on the Portal and returning to the ADDRESS BOOK. Due to the very capable work of Dianne Binford, we've been updating the information and are confident that those residents who moved on years ago are no longer appearing in the same unit as the current resident. We will provide instructions and help for those not signed on. For those signed on, we will ask them to review their information.

**THE ORONOQUE VILLAGE WEBSITE** overall – Along with our updated Calendar and Address Book, we are working to restore other items removed from the site. We will gradually reinstate them. This includes more timely and relevant Condo News items and an Events list featuring clubs' and associations' activities. We want oronoquevillage.com to be THE source for everything a resident needs and wants to know about Oronoque Village. As part of these upcoming updates, we are creating our own OV Geek Squad, volunteers to assist residents in using the OV website and in discovering all of the information there. If you know of anyone in your respective District who may be interested in participating in an OV Geek Squad, please have him or her contact me.

**THE VILLAGER MAGAZINE** – We have compiled a list of content/articles we recommend be included consistently in the Villager. In addition to Presidents' messages from OVCA and OVTD, these include, for example, articles and information from the Executive Director, the Maintenance Department and Standing Committees. These suggestions also include tips for how, what and where on the website. We have a huge amount of valuable information there; the challenge is to drive our residents to use it for more than the Address Book and Calendar and Work Orders. Per our survey, only 64% of the responders found the magazine "informative or entertaining," and "relevance, accuracy and timeliness" were the most important qualities found by our focus groups.

**E-BLASTS and ROBO CALLS** – I again apologize for being late with recommended updates to the OVCA policy for the use of these communication tools. There have been a lot of opinions expressed about the use of these tools and we've concluded that we need to analyze the use of both eblasts and robo calls by the office and by the Maintenance Dept. and by District Reps and Standing Committees. We are weighing *real-time topics* – emergencies and cancelations, versus *need to know topics* – elections, budgets, by-laws, versus *nice to know topics* – meetings, events, as well as responsibilities of reps and chairs versus staff. We expect to make a recommendation to you shortly. For questions, contact Tom Fuchs. We appreciate his efforts to focus on what is necessary, important and practical.

**OVTV - TV Channel 591** – We have a list of programs and we are working on a schedule to include more than just those programs, but to include a consistent running schedule of events on our new calendar. We always invite content so please contact Bruce Pollock or Len Nachbar for more information.

**New Resident Orientation** – We are meeting with Fred and Mark later this week to discuss next steps with meeting new residents, presenting rules, regulations and processes to them, and to helping them get on the website. We have a lot of material and a sub-committee ready to re-assemble.

Thank you for your attention.

Respectfully submitted,

Mary W. von Ziegesar, Chair



Finance Committee Minutes

January 16, 2023

Present: K Colman, L Clifford, T Becker (tax district), R Drexler, J Staley, D Roche, B Grosso, N Donofrio

Absent: F Rodrigues

meeting started at 3: 00 pm

the December and YTD fiscal year financials, reserves, and past due accounts were reviewed

discussion of how we show contract labor in the income statement occurred

last part of meeting was devoted to arriving at a committee recommendation to the Board in regards the financial propriety of the conversion of tennis court #4 into 2 pickleball courts

the unanimous vote was for the following:

- 1) the conversion is financially allowable given the projected reserve balance and will enhance the recreational benefits to the village
- 2) the present annual 10K contribution to the racket sports reserve should be continued

meeting ended at 3:55 pm

Ken Colman Treasurer

## House Committee Minutes - 12/1/22

The meeting was called to order by chair Cheryl Dwyer at 10:00AM  
Members present: Barbara Minoff, Maria Szalontay, Barbara Stewart  
Debbie Grosso, Paul Maglione, Cheryl Dwyer. Fred Rodriguez,  
Executive Director, Mark Rhatigan, Director of Maintenance  
Operations.

1. Cheryl Dwyer welcomed new member Paul Maglione to the committee
2. **Status of the Billiards table repair/equipment replacement.** - Fred R states that this will be accomplished in December/22.
3. **Status of the new hand held microphones** - Fred `R reports that the microphones have arrived in the NCB and SCB.
4. **Activity Request to reserve pool tables for a group** - This group of 8-10 will meet once a month and wish to reserve the pool tables. After discussion, this request was approved unanimously by HC.
5. **Status of Carpet/Upholstery cleaning in SCB** - Fred reports that this will be done between Christmas and New Year's when there are fewer events planned.
6. **Request to Expand Galerie OV in the SCB** - The Arts Guild wishes to expand the area for hanging art in the art gallery to Include the hallway across from the monitor's station, on either side of the window. Rationale: often, art work has to be turned away due to limited space. Fred approved the expense for the hanging components and Mark R has inspected the site and states that the necessary electrical and carpentry work can be done by Maintenance. The request was approved by HC.
7. **Training of Staff on sound equipment** - Fred reports that maintenance staff training has been accomplished , and trained staff will be available during the day and in the evening.
8. **Use of TV by Residents** - At the present time, residents do not have access to the TVs during the day. HC suggests attaching The remote to the TV with printed directions for use. Mark R. agreed that this can be done by mid December.

9. **Large print donation** - HC decided the print did not work well with the decor in the SCB back card room.

10. **Calendar of Events in Villager** - Cheryl will invite Mary VonZiegesar, Chair of the Communications Committee to the February HC meeting to discuss management of the community calendar

11. **Schedule walk-through of NCB, SCB by HC** - At the January HC meeting, members will conduct a walk-through inspection of both clubhouses, noting repairs needed etc. Meeting will begin at 9:30.

12. **Projector** - B. Stewart asked about the compatibility of the projector with Apple power point format. Fred states that it should work, using the correct USB attachments. Suggests trying it out in the office before an event.

13. **Dumpsters on the South side** - the dumpsters have been temporarily locked by maintenance to control the litter around the dumpsters. Residents complained about this. Mark states the lock will be removed before the holidays. He will try to get a larger dumpster to avoid overflow.

14. **Shades for SCB Ballroom** - HC suggests getting shades for the ballroom windows in the SCB Ballroom to help prevent sun damage. These shades should match the color of the shades in the SCB lounge area, and should be more opaque to block the sun. Mark R. States this could be done in the spring of 2023.

15. **Closets in the Clubhouses** - Weekender's closet needs to be cleaned out by Jan 1. Fred to contact Carol Tepper. Men's Club closet to be inspected and possibly cleaned out. Mark to contact Sandy Lunt.

16. **Weekender's Mailbox** - The weekender's mailbox in the NCB will be assigned to the club "Good Times" on an as needed basis and available for other short term uses as needed.

Meeting was adjourned at 11:15.

Next meeting - January 5 at **9:30** for walk-through inspection of clubhouses.

Respectfully submitted,  
Barbara Stewart, Secretary.

Minutes  
House Committee  
Thursday, January 5, 2023

Members Present: Cheryl Dwyer, Chair; Maria Szalontay; Barbara Stewart; Paul Maglione, Barbara Minoff, Sabine Curry

On January 5th, the House Committee did a thorough walkthrough of both buildings. We marked down all areas/items that needed repairs or touch ups. Blue pieces of tape were placed in areas to assist the maintenance department. Ryan from Maintenance walked through both buildings with us to discuss the areas of need. The Maintenance Dept has set aside a few weeks to work on the items on these lists.

This walk through is done on an annual basis. The purpose is to keep the clubhouses in the best condition.

The Maintenance Dept will be reviewing the list upon completion with the House Committee.

Respectfully submitted,  
Cheryl Dwyer

**MINUTES FOR 12/19/22 ROOF REPLACEMENT MAINTENANCE MEETING  
NORTH BOARD ROOM – 4:00 P.M.**

**ATTENDANCE:** All districts represented with the exception of District 1. Mark Rhatigan, Maintenance Director and Fred Rodriguez, Executive Director, also in attendance.

- Mark suggested the Maintenance Committee make a recommendation to the OVCA Board for a study be done on evaluating roof conditions along with a reserve study. He distributed a schematic of the roofs including the current OV Roof Replacement Program (attached).
- Mark said the current cost of a roof replacement (Emerson & Thoreau's) per building would be approximately \$35,000. Larger units would be \$5 to \$10,000 more.
- Roy Drexler asked the cost of such a study. Mark will speak to Falcon to obtain cost figures. He will also reach out to other companies.
- Fred spoke about doing the roof evaluation using drones. This would entail approvals from Sikorsky due to the proximity. Fred will revisit this.
- Jackie Freeman said the Committee move this forward to the OVCA Board so it gets on the agenda for their January meeting.
- Carole Plotnick made a motion to send to the OVCA Board and Dave Bingham seconded. Motion passed unanimously. If approved by the Board, the assessment and study will be included in the budget for the next fiscal year.
- Carole Fitzgerald, Maintenance Secretary, will put together the recommendation (attached).
- Recommendation sent to Linda Arvers to be put on the January Board meeting agenda.

Meeting adjourned at 4:35 p.m.

Carole Fitzgerald  
Secretary, Maintenance Committee

**MINUTES FOR 1/9/23 MAINTENANCE MEETING  
NORTH BOARD ROOM – 4:00 P.M.**

**ATTENDANCE:** All districts represented with the exception of District 1. Fred Rodriguez, Executive Director, and (guest) Ryan Hankey, Carpentry Supervisor, also in attendance. Mark Rhatigan, Maintenance Director and Dennis Caffrey, OVTD Liaison, were not present.

Minutes from the 11/14/22 meeting accepted as written.

Minutes from the 12/19/22 special roof replacement meeting accepted as written.

Please see Mark's attached complete written report and agenda.

**MARK RHATIGAN'S REPORTS AND COMMENTS:**

(In Mark's absence Fred Rodriguez addressed Mark's report and agenda.)

**22-23 PM Programs:**

PM Program, deck and entry painting and roof washing on hold until Spring 2023.

**22-23 Leaf Removal Update:**

The first (3) sections have been completed. Due to a week of rain, Section 4 should be completed by the end of the week. Once Section 4 is completed, Maintenance will go back to sections that were done prior to all leaves being down and remove leaves and branches. Maintenance tracks leaf removal on a daily basis. Residents can call Maintenance if there is an area that needs leaf removal. Areas in need of additional clean-up are typically golf course facing units and "wind tunnel" pockets.

**Trash/Recycling:**

Country Disposal is now removing both trash and recycling. Trash and recycling will always be picked up on Wednesday's even if a holiday falls in the week. A robo call will be sent out if there is a change to the Wednesday pick-up date. As the company is learning the layout of Oronoque streets, timing of pick up may differ. Please wait to contact Maintenance if your trash/recycling was not picked up until you check your bins on Thursday morning.

**Club House Repairs:**

The House Committee recently did their annual walk through of the community buildings. Most repairs needed are wall and trim painting, light bulbs and loose hardware. Blue tape has been placed on those areas in need of repair. Maintenance has reserved two weeks to begin these repairs starting January 16. It was suggested an eblast be sent out to residents not to remove the blue tape. Jackie Freeman brought up the ladies handicap bathroom in need of repainting. Fred said it is on the schedule.

**Snow Removal:**

Maps attached of the snow plowing section assignments for the Maintenance staff.

**Roof Replacement/Reserve Study:**

Jackie read the recommendation sent to the Board that was emailed recently to the Maintenance Committee. Fred will have a proposal this week from Falcon with a cost estimate on doing a roof evaluation using drones.

**Gutter Cleaning:**

Renee Zinn asked if the leaf guards be removed in the Fall where pine needles sticking to them. Ryan said it was best to leave on as the water still runs through.

**JACKIE FREEMAN, MAINTENANCE CHAIR, COMMENTS:**

Jackie explained a change in conducting the Maintenance meetings. In the past, only Maintenance reps could speak. Alternates could not but hoped reps and alternates communicate with each other prior to meetings. She had spoken to Mark about this and she was correct as per the 2015 By-Laws. Dave Bingham researched this and the verbiage is not in the 2018 By-Laws. Therefore, she will now ask alternates at the end of meetings if they have any comments. She did say if the meeting goes too long, she may have to forego this.

**OLD BUSINESS:**

Carey Harmon requested to discuss leaf removal and seeding. There are units in his district that need reseeding. However, the areas were covered with leaves and once the leaves were cleared, it was too late for reseeding. Jackie asked him to provide her with the specific unit numbers and she will pass this along to Mark. Jackie did say residents need to put in a work order. Carey also asked about seeding along the curbs where roads were repaved. Fred said they will be reseeded in the Spring.

**NEW BUSINESS:**

No new business.

**DISTRICT COMMENTS:**

District 11 – Did paint color on railings change. Fred said they did change to a lighter color to increase visibility. The color change is being done along with the PM Program.

District 10 – nothing to report.

District 9 – nothing to report.

District 8 – nothing to report – leaf removal is great this year.

District 7 – leaves not done yet – working on Cherokee now. Golf course not blowing leaves.

District 6 – so far ahead this year with leaf removal – new approach working – all good.

District 5 – Window replacement on 228A – should contact Maintenance and explain this was put in by the previous owner and ask the status. Walkway repaving 223A did not do – resident should speak to Liza or Harris in the Office.

District 4 – asked about the corral fencing that has been installed on some units on the South. They were installed in hazard areas only. District 4 was in Section 1 for leaf removal and so many more leaves have since fallen. Maintenance will do another leaf blowing when the weather permits.

District 3 – nothing to report.

District 2 – resident walkway from secondary parking space all broken and resident walks with a cane. C Maintenance should be contacted so they can take a look at.

**ALTERNATES:**

Jackie asked for questions from the alternates. Nothing to report.

The meeting adjourned at 4:40 p.m.

The next meeting scheduled for MONDAY, **FEBRUARY 13, 2023** NCB Board Room at 4:00 p.m.

Respectfully submitted,

Carole Fitzgerald, Secretary





**MINUTES FOR 12/19/22 ROOF REPLACEMENT MAINTENANCE MEETING  
NORTH BOARD ROOM – 4:00 P.M.**

**ATTENDANCE:** All districts represented with the exception of District 1. Mark Rhatigan, Maintenance Director and Fred Rodriguez, Executive Director, also in attendance.

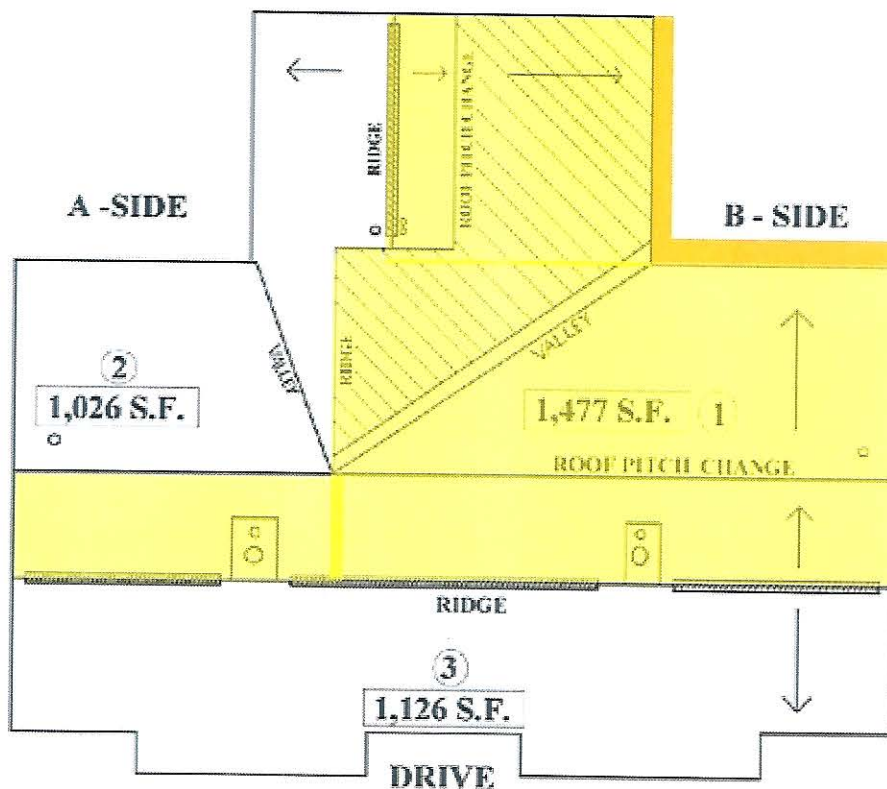
- Mark suggested the Maintenance Committee make a recommendation to the OVCA Board for a study be done on evaluating roof conditions along with a reserve study. He distributed a schematic of the roofs including the current OV Roof Replacement Program (attached).
- Mark said the current cost of a roof replacement (Emerson & Thoreau's) per building would be approximately \$35,000. Larger units would be \$5 to \$10,000 more.
- Roy Drexler asked the cost of such a study. Mark will speak to Falcon to obtain cost figures. He will also reach out to other companies.
- Fred spoke about doing the roof evaluation using drones. This would entail approvals from Sikorsky due to the proximity. Fred will revisit this.
- Jackie Freeman said the Committee move this forward to the OVCA Board so it gets on the agenda for their January meeting.
- Carole Plotnick made a motion to send to the OVCA Board and Dave Bingham seconded. Motion passed unanimously. If approved by the Board, the assessment and study will be included in the budget for the next fiscal year.
- Carole Fitzgerald, Maintenance Secretary, will put together the recommendation (attached).
- Recommendation sent to Linda Arvers to be put on the January Board meeting agenda.

Meeting adjourned at 4:35 p.m.

Carole Fitzgerald  
Secretary, Maintenance Committee

OV Roof Replacement Program: A limited common element under the condominium associations area of responsibility for repair, replacement and maintenance. Roof “sections” are replaced on an *as needed* basis, determined by water intrusion severity and deterioration conditions. A “section” is a predetermined square foot area as noted on the roofing overlay schematic below. The section termination points are typically defined by a ridge or hip, allowing for a continuous roofing structure.

There are replacement applications that require new roofing material to be woven into existing shingles. This can be considered an aesthetically undesirable approach as the older roofing material may not match the newly installed shingles. However, this has been in practice in OV for 20+ years. A complete roof replacement – encompassing all sections – would be at much higher expense. The current funding replacement plan would need to be increased to accommodate this expense.



Recommendation: To solicit the services of professional engineer and reserve specialist firm, in order to complete an in-depth analysis of the current village roof replacement procedures and reserve funding plan. This can be done in conjunction with the reserve study as a specific preventative maintenance assessment on roof conditions and to ensure the best maintenance practices are being utilized.

# ORONOQUE VILLAGE MAINTENANCE COMMITTEE MEETING

November 14, 2022, 4:00 P.M. – NCB

EXTRA

Copy



Meeting called by: OVCA

Type of meeting: Maintenance

Chairman: Jackie Freeman

Recording Secretary/Notes:  
Carole Fitzgerald

Vice Chair: Larry Hartley

Attendees: Bob Grosso, OVCA Board President

## AGENDA

- Minutes of **October 25, 2022 Meeting**
- Mark Rhatigan's Report and Comments
- Fred Rodriguez Comments
- Jackie Freeman, Maintenance Chair Comments
- Nominations and Election for Chair, Vice Chair and Secretary
- Old Business: Glass article and adhoc recommendation
- New Business: Roof replacement, Al Comen re: weather stripping presentation
- District Comments
- Adjournment
- Next Scheduled Meeting **(January 9<sup>th</sup>, 2023)**

**MINUTES FOR 10/25/22 MAINTENANCE MEETING  
ZOOM MEETING – 3:00 P.M.**

**ATTENDANCE:** All districts represented with the exception of District 8. Mark Rhatigan, Maintenance Director, Fred Rodriguez, Executive Director, and Dennis Caffrey, OVTD Liaison also in attendance.

Minutes from the 9/12/22 meeting accepted as written.  
Please see Mark's attached complete written report and agenda.

**NOMINATIONS AND ELECTION FOR CHAIR VICE CHAIR AND SECRETARY:**

Due to all districts not represented at this meeting, the election will take place at the November meeting. If anyone interested, please notify Jackie Freeman or Mark. Larry Hartley is stepping down as Vice Chair.

**OVERVIEW OF AGENDA AND MEETING PROCEDURES:**

If committee members wish to add a topic to the meeting agenda, Jackie and/or Mark need to be notified prior to the Friday before the meeting date. For example; next scheduled meeting November 14. Agenda items need to be sent to Jackie/Mark prior to Friday, November 11.

**MARK RHATIGAN'S REPORT AND COMMENTS:**

**22-23 PM Program Update:**

To date, (28) refurbished, (17) units painted, (14) units awaiting paint and (47) remaining for next spring.

**22-23 Deck & Entry Painting Update:**

(50) units of the (100) scheduled for a new coat of deck paint completed. The remaining units to be completed by early November.

**Tree & Shrub Care:**

Approximately (25) Hemlock trees were becoming infected. Mighty Oak will complete a systemic pesticide treatment to control the infestation. Maintenance is in the process of planting shrubs and ornamental trees throughout the community. The areas identified for installation are replacements for a pre-existing tree that was in need of removal and at resident requests. Approximately (25) trees and (24) shrubs are scheduled for installation. Addition to the planting, Maintenance has procured a boom-lift rental for October in an effort to complete the back-log of pruning work orders, removal of low limbs and on-going preventative maintenance. This is a savings to the association by reducing the need for an outside contractor. Completion should be by the end of October.

**Fall Lawn Renovations:**

Approximately (69) lawn maintenance and reseeding work requests since September 1, along with (18) stump grindings have been completed.

**2022 Leaf Removal Program:**

The program will kick-off October 31. As opposed to previous years, this year sections have been broken down to (4) instead of (9) in an effort to increase removal efficiency and timeframe. This will allow crews to stay and complete larger areas. Each section is expected to take 1.5 to 2.5 weeks to complete. Each section will receive a robo-call and eblast prior to clean-up commencing (maps attached). If inclement weather should delay the start of a section, communication will be sent.

**Water Main Flushing:**

This routine program to maintain water quality started October 18 and has been completed with no issues.

### **2022 Road Replacement Project:**

Road replacement started the week of October 24. All roads listed will be milled and repaved. Driveways and curbing attached to given roads are included. Any additional garage front drains and concrete steps will be repaired or replaced while Burns is on-site. Scheduled for completion the first or second week of December. List of roads to be repaved listed in Mark's agenda/comments attached.

Mark also included the Maintenance Standards and asked that the Maintenance reps communicate this to their residents. He also attached a copy of the Maintenance Committee By-Laws.

### **COMMENTS FROM THE CHAIR (JACKIE FREEMAN):**

Jackie will be handing out to each Maintenance Committee member a packet at the November meeting to include the Maintenance Charter, Maintenance Committee responsibilities, district reps phone nos. and email addresses and the condominium maintenance standards.

### **OLD BUSINESS:**

#### **Glass Replacement article(s):**

(Dima Thompson, Arline Walton and Dina Glantz were invited as part of the discussion on glass replacement.)

Comments made by Committee Members:

Roy Drexler – get the write-up to the By-Law Committee. Suggest as of a certain date (1) replacement (Maintenance tracking). Residents might accept this.

Dina Glantz – good amount of residents have replaced windows – if it goes to vote need 51% (simple majority) of unit owners. Work orders already submitted until (unit vote passes) should be grandfathered – should include doors.

Larry Hartley – need to write up our recommendation and submit to By-Law Committee

Becky Botkin – people buying in should not be told, this would be helpful.

Jackie Freeman – suggested “at a certain date” any request for glass replacement needs to be inspected by Maintenance. Once replaced it would then be the resident's responsibility to pay.

Marilyn Coffey – something should be sent to residents saying after a certain date needs to be inspected by Maintenance.

Roy Drexler – Maintenance now looks at work order if window needs to be replaced.

Dina Glantz – have been discussing this for quite some time. Send over to By-Law.

Becky Botkin – would help if we could give residents a couple of vendors that would give Oronoque residents a discount.

Dave Bingham – would be helpful to By-Laws if we come up with a written recommendation.

Mark Rhatigan – recommendation needs to be in writing.

Fred Rodriguez – need a preliminary draft.

Jackie Freeman – All existing work orders to be honored. As of a certain date, glass replacement on original windows on a (1) time basis. Need to be run by Maintenance to see If OVCA or resident's responsibility.

Dima Thompson – previously surveyed (27) residents and recently an additional (2) in her district. None of them were in favor of the change.

Fred Rodriguez – selling this to residents will be the challenging part.

Jackie asked for (2) volunteers to put in writing a recommendation to be sent to By-Laws. Al Comen and Nick Harding volunteered to put together a written recommendation to eliminate glass replacement. The written recommendation will be reviewed by Fred, Mark and the Maintenance Committee at the November meeting. The recommendation will then be given to the By-Laws Committee.

### **NEW BUSINESS:**

None.

**DISTRICT COMMENTS:**

District 1 – fine.

District 2 – all ok.

District 3 – fine.

District 4 – None.

District 5 – all is well.

District 6 – all good.

District 7 – fine.

District 9 – all good

District 10 – nothing.

District 11 – all good – milling roads today – doing a good job.

**ADJOURNMENT:**

Jackie thanked the outgoing members and welcomed the new Committee members and is looking forward to seeing them in person at the November meeting.

Reminder to send agenda items to either her or Mark prior to November 11.

Thanked everyone for their patience at this Zoom meeting and for attending, as it was out of our regular schedule.

Thanked Al Comen and Nick Harding for stepping up to compose the glass replacement recommendation.

No reschedule date as yet for the Maintenance Meet & Greet (Lunch).

Mark welcomed the new members and looking forward to working with them.

The meeting adjourned at 4:05 p.m. The next meeting is scheduled for **MONDAY, NOVEMBER 14, 2022** NCB Board Room at 4:00 p.m.

Respectfully submitted,

Carole Fitzgerald  
Secretary

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November 14, 2022

**To: Maintenance Committee**

**From: Mark Rhatigan, Director of Maintenance Operations**

**Subject: Monthly Report**

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- **22-23 PM Program Update:** To date 46 units (23 Buildings) have been refurbished and painted. 12 units (6 Buildings) have been refurbished and are awaiting paint. 16 out of the 74 scheduled remain to be completed. The program is currently on hold until more favorable weather approaches. March/April 2023.
- **22-23 Deck Entry Cycle Update:** The 100 units slated for the North have been completed. The south program will commence mid-spring of 104 units in areas of District 1 and 2. Maps will be released March 2023.
- **2022 Leaf Removal Program:** We are currently on schedule. Weather has been cooperating and section 1 was completed in 2 weeks. Removal in section 2 on the north side begins tomorrow, Tuesday 11/15. Additionally, our crews will be augmented by Lemos Landscaping this Tues and Wed. They will assist the grounds department for 2 days in an effort to accelerate the clean-up. Keep in mind, as we did last year, we will have a mobile team attending to various calls for leaves blocking walkways and garage side entry points. As requests come in through phone or email, we will formulate a daily list for the team. Please remember if a request comes in later in the day, the crew may not be able to tend to the request until the next day.
- **Gutter Cleaning:** Village wide gutter cleaning will begin Wednesday Nov 16<sup>th</sup> with the outside contractor. They will start at the top of North Trail (Dist. 10 & 11) It will take approximately 2-3 weeks to complete the entire village. Gutters in need of additional leaf guards will be identified during the cleaning.
- **Fall Facility Closure Update:** All three pools have been fully winterized for the season. All pool furniture will be stored in the pump houses, all sprinkler lines for both North and South have been drained and winterized, and water fountains have been relocated indoors. The RSF closure is scheduled to begin the week of Dec 5<sup>th</sup> (weather pending), the closing date is slated for Dec. 9<sup>th</sup>. The mini farms has been winterized, and all tools/hoses will be put away by the end of this week.

- **OVMD Winter Prep:** Our mechanics are currently prepping all OV snow removing equipment. Salt spreaders are being outfitted with new internal parts, plows are being mounted and checked for any mechanical deficiencies and identifying faulty electrical connectors. All snow blowers are being serviced and parts being replaced as needed. Snow stakes will be placed throughout the community the week of Thanksgiving, along with the salt bins for both clubhouses. If any resident wishes to have a specific area staked off other than what is identified by staff, please call the maintenance office and schedule a time for the driver to meet and discuss the area.
  
- **Snow Removal Procedures:** Removal procedures are attached to this report. OVTD will be publishing an article in the December 1st villager regarding the overall snow removal operation. It includes how residents may be of help during a snow event that will assist in OVMD cleanup efforts.
  
- **New Hire:** After months of reviewing applications, we have finally hired a new Maintenance Administrative Assistant. Christine (Chrissy) Smith started at the beginning of October. She brings with her 20 years of experience of working as an Administrative Assistant/Receptionist in a fast-paced medical office and has already shown she is an asset to the maintenance department.
  
- **Paving Project Update:** *As we wrap up the North side paving, a few reminders:*
  - All back-filling of newly installed curbs will be completed at the end of this paving season, approx. mid-December.
  - All concrete trash receptacles will be placed in their respective locations by the end of this week.
  - Any needed line stripping and stop bars will be done in mid-December.
  - Disturbed lawns and hardscape will be restored in early spring.
  - The South paving will follow the same procedures once complete.

Navajo, Seminole and Piute Lanes are expected to be complete prior to the Thanksgiving holiday. The remaining south roads schedule will be determined by upcoming weather conditions and possibly extend into mid-Spring. Additional communication will be released later in the week.





## ORONOQUE VILLAGE SNOW REMOVAL PROCEDURES

### Plowing and Salt Treatment Operations

- 1) **Primary Roads** - Plow and Salt Treat main roads
- 2) **Secondary Roads** - Plow and salt secondary roads
- 3) **Community Building Parking Lots** - Plowed to encourage resident auto parking
- 4) **Driveways**
- 5) **Extra Parking Areas**
- 6) **Sidewalks**

Notes: \*The community building parking lots are cleared to allow extra parking areas for those unit owners who cannot reach their own parking area due to heavy snow. Parking your extra auto here will enable your driveway to be cleared.

A group of sidewalks in District 1 are cleared early, as this is the only means of access to garages in this area. Roads and driveways will be cleared as quickly as possible, even if it requires some overtime. All driveways are done, section by section. Extra parking spaces and walkways will be cleaned last, without overtime. **Please do not call the office to have your driveway or walk cleared out of sequence. This is not only unfair, but also time and cost consuming.** However, if an emergency exists, you may call and we will provide the necessary service. **Please understand that having to get to work is not considered an emergency.**

### Helpful Reminder to Residents

- 1) When a plow is at your drive, opening your garage door will enable the plow to back blade and make a clear pass.
- 2) If possible, move any parked vehicles.
- 3) Please do not ask the plow driver to do any extras. Their task is to open roads and drives. We will clean up the day after.
- 4) Ice melt for resident use is available at both community buildings. Please take only the amount you can use at one time.

OVCA Treasurer's Report for the Six Months Ending December 31, 2022

Income

- 1) Common charges billed were \$2,705,117
- 2) Other income was \$10,936
- 3) Communications advertising income was \$10,818

Including the modest prior year surplus, total income was \$2,749,203 which was \$2,358 over budget due to favorable other revenue.

Expenses

Total six month expenses were \$2,877,901 leaving a \$128,698 deficit that is \$32,060 more than the budgeted deficit. Payroll and related benefits were \$10,938 below budget, as unfavorable contract labor was more than negated by reduced internal labor cost, largely from wages and payroll taxes. All administrative and maintenance costs net out to a \$45,355 unfavorable budget variance, with this variance largely attributable to over budget preventive maintenance spending of \$38,877. For while we refurbished 44 units or 60% of the full year budgeted 75, the year to date average cost per unit was almost \$900 over that budgeted.

Reserves As of December 31, total monies set aside are \$1,135,444 and are held in a checking account and two money market accounts.

Delinquencies As of December 31, there were 3 units with common charge balances over 60 days past due totaling \$10,226. Of the total past due \$7,858 was received by January 15.

Kenneth Colman

Treasurer

1/17/23

RSF Meeting of Dec. 1st, 2022.  
Place: NCB Board Room, 4 pm

Attendees: Mark Rhatigan, Fred Rodriguez, Carolyn Charnin, Regina Archazki, Peter Feick, Bill Tanski, Jerry Reece, Bruce Conway, Bob Grosso. (OVCA President) and Chair Nancy Blagys  
Resident Observer: Dick Steinfeld

Pickleball presented a hybrid court concept. Discussion was initiated by Mark Rhatigan on the design, with copies distributed to attendees. The hybrid court copies showed 1 tennis court and 2 Pickleball courts in a layout. It didn't include the placement of the fencing.

**The basics with the hybrid design are:**

1. PB & Tennis share court 4.
2. 2 PB courts are added, and Tennis retains its court.
3. Court 4's synthetic turf would be removed, and play would be on asphalt
4. Tennis keeps its net, 2 temporary PB nets would be added
5. Fencing would be added between courts 3 and 4.

**Costs:**

1. Converting costs about \$26,000
2. Sound abatement costs about \$4,000
3. PB nets about \$1,000. They will be portable nets and will be stored on court #4,
4. Combined approx costs of \$31,000

Note: Adjustments to costs may occur pending final Tennis design

**RSF Reserve Monies:**

Approx. \$36,000

**Issue remaining:**

Tennis requirements for space between court and fences

**Next Steps:**

Mark will work with Tennis regarding the court dimensions and placement of fencing prior to the next meeting.

**Next Meeting:**

Dec. 15th 4 pm NCB Boardroom.

RSF Meeting of Dec. 15th, 2022.

Place: NCB Board Room, 4 pm

Attendees: Mark Rhatigan, Fred Rodriguez, Carolyn Charnin, Regina Archazki, Peter Feick, Bill Tanski, Jerry Reece (Phone), Bruce Conway, Bob Grosso. (OVCA President) and Chair Nancy Blagys

### **Tennis to Pickleball Court 4 Conversion**

Discussion was initiated by Mark and Fred on three court #4 designs, with copies distributed to attendees.

Option 1 Hybrid - Tennis and Pickleball

**Option 1 Only Pickleball - Pickleball with 2 courts**

Option 2 6 Pickleball courts (future)

Tennis stated they did not want a hybrid court. It was agreed to proceed with the Option 1 Pickleball only conversion. Court 3-4 will be separated by a 10' fence with 11' clearance to the Court #3 sideline.

Costs:

The costs for pickleball only court #4 conversion is \$27,536.

**The following motion was passed** with 6 yes and 1 abstention (Peter Feick):

**Motion:**

***"We propose the following solution. Court 4 will become 2 Pickleball courts. Costs are \$27,536. Sound abatement, if required, will be determined after courts are in operation. Costs for this entire project cannot exceed \$35,000 or the RSF reserve level. Net costs to the community will be zero this fiscal year".***

Peter asked who would own the noise issue if it becomes a problem. Fred and Mark responded OVCA would own it

### **Racquet Sports Facility Committee Membership**

A proposed by-laws revision was discussed and it was agreed to change from 5 members to 7 members with each club president selecting two of their members. In addition, the chairperson selection should be familiar with both sports.

**J) Racquet Sports Facilities Committee. There shall be a Racquet Sports Facilities Committee of ~~no fewer than five (5) or more than seven (7)~~ 7 members ~~(there always being an odd number of members)~~, who are Resident Unit Owners, Resident Spouses or Resident Domestic Partners at least 55 years of age, ~~appointed annually by the President.~~ **The Chairperson of the Committee, who should be familiar with both sports shall be appointed annually by the OVCA President. The remainder of the Committee shall consist of the Presidents of the OV Tennis Club and the OV Pickleball Club who will each select two of their club members to serve on the committee.** ~~The President shall make every effort to see that the interests of each racquet ball group is represented.~~ The Committee shall have responsibility for (i) recommending to the Board of Directors rules and regulations for the use and enjoyment of the Facilities, (ii) reviewing and recommending, in cooperation with the Finance Committee, to the Board of Directors all requests for funding and improvements related to the Facilities, and (iii) supervision of the activities on or about the Facilities.**

SAC Monthly Report for December 2022  
For OVCA Board Meeting Jan. 17, 2023

SAC (Social Activities Committee) meets the 1<sup>st</sup> Monday of each month at 6 p.m. in the NCB Conference Room. It is an open meeting and any Villager is welcome to attend. A full financial report from our SAC Treasurer is given at our monthly meeting. The next monthly meeting will take place Feb. 6, 2023.

Ongoing Activities:

- It's Five O'Clock Somewhere occurs the first Friday of each month. It's a casual event for residents to come mingle and enjoy .... No sign up needed and no cost to attend. Attendees are asked to bring an appetizer to share with others and whatever they would like to drink. SAC staffs the event — two to three SAC reps host each month. SAC supplies goodwill, along with paper plates, cups, napkins and water and soda.  
All Villagers are welcome! The next 5 O'Clock Somewhere is Friday, Feb. 3 — Attendees are encouraged to wear red — it's Heart Month and Valentine's Day is Feb. 14.

Past SAC events:

New Resident Cocktail Reception was held Sun. Nov. 20 from 5-7 in the NCB. Nearly 140 residents — new and current attended, one of the most well attended New Resident events in recent years. Wine, soda and appetizers were served. Brief welcoming remarks were shared from OVCA President Bob Grosso and OVTD President Linda Libertino. Thank you to all who attended and welcome to our new residents.

Upcoming SAC events:

Super Bowl Party — Sunday, Feb. 12 starting at 6 p.m. in NCB. \$23 per person includes 'Super' appetizers and set-ups. Attendees to BYOB and also bring a nonperishable canned good for donation to a local food pantry.

Oscar Red Carpet Soirée — Sunday, March 12 — dress to impress and walk the red carpet at SAC's first ever Oscar Watch Party. Time, entry fee to be announced.

Save the Date — Mark your calendars the Pool Party is back on Aug. 19 at the South Clubhouse. More details to come, so stay tuned to the Villager and Village blasts.

Respectfully submitted,  
Elaine K. Ficarra  
SAC Chairperson

## **Social Activities Committee Minutes Dec 5, 2022**

Meeting called to order at 5:10 p.m., Dec. 5, 2022

In attendance: Ivy Tencer, Kathleen Curry, Letitia Laberee, Stephanie Fians, Sonya DeBias, Patrice Lundgren, Pat Spodick, Pam Schwanke, Elaine Ficarra, Pat Kelly, Kathy Lukens, Lynne Shafer, Edie Briner, Ginette Courtney and Liz Moretti.

Absent: Robyn Segal, Myrna Albino, George Zamarly, Mary Ann Weaver

Visitors in attendance: Bob Grosso, Joanne Sutphen

### **Old Business:**

- Motion to approve minutes from last meeting made by Stephanie Fians and seconded by Pat Kelly.
- Treasurers report reviewed by Ivy Tencer,
- Current balance \$2,143.90, Petty cash
  - New Residents' Reception costs, Cocktails \$740, Expenses \$585, Refund \$185
  - 140 attendees
  - The Treasurer's report was moved and seconded by Pat Spodick and Stephanie Fians respectively
  - Elaine thanked all the members who supported the New Residents' Reception, chaired by Ivy and Pat Spodick, and Liz, Pat and Edie.

### **New Business:**

It was moved to start the future SAC meetings to 6 pm, to better accommodate those who are still working full-time. Our next meeting will be Jan. 9, 2023 due to holiday on the first Monday of January.

- Superbowl Party Ginette and Liz discussed the Superbowl Party scheduled for Feb 12, 2023. Bob Grosso was asked to help reach the Men's Club to determine if they wanted to help with this affair. He agreed and reached out to Sandy Lunt who will lend his support. This will be held at the NCB.
- An Oscar Party is scheduled for 3/5/23 from 5-8pm at NCB.
- It was suggested we get volunteers, sort of "Friends of SAC" to assist in this effort as well as other functions we host. Since we have limited time between our functions, Elaine requested a "game plan" for our next meeting.
- Patrice Lundgren and Ivy Tencer offered to chair the Oscar Party.

A review of future events included:

- Patriotic Recognition scheduled for May 20, with Pat Kelly, Lynne Shafer and Kathy Lukens co-chairing.
- The Pool Party will return — with a to be named theme — on Aug. 19
- A dog parade (for residents) as a fundraiser on Sept. 23 for nonprofit group(s) to be determined (tent. Stratford Animal Shelter and another to be named. Discussion ensued which resulted in Stephanie being asked to gather some information on animal shelters.

Motion made to adjourn meeting by Pat Kelly and seconded by Kathy Lukens. Motion carried, meeting ended at 5:58pm.

# **Enjoying Pickleball and Tennis at Oronoque Village**

**August 24, 2022**

## **Preface**

This report was not prepared to oppose the expansion of Pickleball, but rather to show the potential consequences of expansion.

## **I. Value and Importance of Tennis and Pickleball to Oronoque Village**

### **A. Tennis**

Oronoque Village's four recently updated, synthetic-turf tennis courts are nestled in a peaceful, quiet, residential setting and are an obvious attraction for active seniors. They also represent a significant investment in Oronoque's desirability as a retirement village. New residents who have previously played tennis can look forward to playing the sport they love, in the quiet environment of a traditional, outdoor tennis club. New residents who wish to learn to play tennis can easily do so thanks to the Tennis Club's Membership Development initiatives. The Tennis Club supports both new and experienced tennis players with clinics, round robins, tournaments and friendly weekly group games. The Tennis Club' social events from cocktails, pizza, dinners and dances promote an active social life for all members and their guests within the Village.

### **B. Pickleball**

Pickleball is the fastest growing sport in the USA, and Oronoque Village's rapidly growing Pickleball Club attests to the popularity of this sport for retirees as well as for younger players. In 2016 Pickleball had 10 members; today the Club boasts 118 members and schedules Round Robin play from April through November. The Pickleball club offers instruction for new members who have not previously played, and also has advanced teams for experienced players. Pickleball Club at Oronoque is like a large family within the village, enriching many friendships and offering friendly competitive play at all levels. The Pickleball Club also supports an active social life off the courts.

## **II. Impact of Pickleball's Expansion Goal**

**A.** Pickleball at Oronoque Village is played by an enthusiastic number of Villagers who are eager to get on the courts, and whose desire to play is currently somewhat limited by the number of available courts. Pickleball is currently played on 3 newly installed, hard-surface pickleball courts which were constructed from original tennis court # 5. These 3 new pickleball courts are therefore immediately adjacent to tennis courts 4,3,2,1. They were constructed without any sound mitigation between the 3 pickleball courts and the 4 tennis courts. The resulting accommodation for pickleball at Oronoque is less than optimal for both sports clubs. Two of Pickleball's courts are undersized, and the Tennis courts are exposed to distracting levels of noise.



**B.** Pickleball's current goal of repurposing tennis court # 4 would increase the current number of pickleball courts from 3 courts to 6 courts. Not only would this doubled noise factor negatively impact the remaining tennis courts, it would permanently alter the traditional tennis ambiance of the remaining 3 tennis courts.

**C.** Scientists have found that the sound of a pickleball paddle hitting a ball can be more than 25 decibels louder than the equivalent action in a tennis match.

**D.** Additionally, the unmitigated noise from 6 six pickleball courts would expose the village to liability concerns from adjacent condominium owners who might object to the noise from the 6 Pickleball courts.

**E.** Noise emanating from the existing pickleball courts at Oronoque is already problematic. According to an attorney from the Real Estate Practice Group of a Stamford Law firm with whom we consulted, "The addition of more courts will further degrade the quality of life for many residents already disturbed by the existing courts and expose the Board to potential lawsuits." He explained that the noise from pickleball, "...infringes on residents' legal right to the quiet enjoyment of their homes," adding, "just because no one at Oronoque has filed a legal complaint yet, doesn't mean that with the increase of the courts, there won't be complaints filed." He concluded, "They [referring to the OVCA board] are just lucky no one has come forward yet."

**F.** In a show of cooperation and good neighborliness, we have not, and are not at this time advocating that noise from the current pickleball courts be mitigated. However, in conducting extensive research and interviews with experts on this matter, we've ascertained that there are substantial grounds to require the current pickleball courts to do noise mitigation. Therefore, we are already making a concession by not asking for noise mitigation for the existing courts.

### **III. Liability Concerns**

The rapid expansion of Pickleball across the US has resulted in multiple lawsuits from homeowners living in proximity to pickleball courts. The nature of these complaints includes, but is not limited to the following categories and examples.

**A.** Lawsuits against the Association from homeowners who feel that pickleball impinges on their legal right to the quiet enjoyment of their property. Connecticut statutes state that, "...**an owner has the right to quiet enjoyment of their property.**" The proposed expansion of Pickleball at Birchwood Country Club, Westport, Connecticut, has received numerous complaints from neighbors. See Attachment #1 letter from Aaron Hultgren. See also Attachment #2, Letter to Westport P&Z.

**B.** Lawsuits from condominium owners whose property value is negatively impacted by unmitigated pickleball noise. Especially critical if the courts are 100 to 300 yards away. The surrounding owners have more of a legal argument than the pickleball players.

**C.** Scientific studies show that noise disturbance has multiple negative health impacts. See Appendix #3.

**D.** According to Lance Willis, of Spendiarian & Willis Acoustic Noise Control, "Pickleball courts located within 350 feet of residential structures often require abatement and it may be necessary to consider noise abatement at buffer distances greater than 500 to 600 feet." Appendix #4

**E.** Professional Engineer Bob Unetich, US Pickleball Ambassador and Referee, with whom we've consulted, has written an article, "Pickleball Sound," identifying both unsafe and annoying dBA sound levels from pickleball and recommendations for noise mitigation. Appendix #5.

#### **IV. Cost Concerns**

**A.** Adequate and appropriate sound abatement for OV's pickleball courts which are immediately adjacent to the tennis courts will require industry-standard 10 feet high fencing with adequate strength to support sound abatement materials. See Appendix (3).

**B.** Effective sound abatement requires installation of **sound absorbing, not sound-reflecting**, abatement materials. Installation estimates for these resources begin around \$67,600.

Unfortunately, fencing material will not provide any ventilation and will increase the temperature within the enclosure. Also, in the case of very high wind warnings, the fence material must be totally dismantled until the threat is over and then reinstalled. The importance of using proper sound absorbing material is illustrated by the unfortunate example of Bonita Bay, Florida. Acoustifence, a less expensive material, was used in an attempt to mitigate Pickleball noise. A subsequent lawsuit proved that the sound was not sufficiently mitigated, and Bonita Bay was forced to take down the Acoustifence and install UNC-XT-1, a more expensive and effective absorptive sound curtain.

**C.** The total cost of pickleball's ideal 6-court construction could be in the \$150,000 - \$200,000 range. Such expenditures require careful planning with attention to both the fiscal and legal implications of implementing a repurposing of tennis court #4.

#### **V. Decline in Property Values**

**A.** The potential decline in property values of homes surrounding or within earshot of pickleball courts can be a serious issue. Realtors have voiced their concerns that home buyers, while they may love to play pickleball, don't want their homes within earshot of them. Therefore, the property values of the surrounding condos at Oronoque Village may decline if and when these additional courts are built. When sound mitigation is erected, the high fences and dark soundproof material are unsightly additions to the otherwise serene surroundings. Since homeowners may not want to look at that, the fences could also impact the value of surrounding properties.

**B.** The following are examples of declining home values when pickleball courts are built within earshot of residents:

1. One of the most successful active adult resort community developers in the United States, Developer Edward J. Robson, installed pickleball courts at The Preserve at SaddleBrooke in Tucson, Arizona. Following numerous complaints from the surrounding neighbors, it was reported that: "The pickleball courts at The Preserve were removed by Robson, not only because of the 'noise and nuisance issues,' but also "due to his concern that the pickleball courts would have a negative impact when trying to market and sell homes that he was building in a community adjacent to the courts."
2. In Green Valley, Arizona, the town was forced to scratch plans for a plan to locate pickleball courts near dozens of homes. According to news reports, "There was public outcry from the neighbors who were afraid of devaluation of their property values." Scott Chancellor, a Broker with Realty Executives echoed their concern stating, "I believe that homes overlooking the courts - that's going to negatively affect the value of those homes because of the sound."

## V. Recommendations

**A.** The OV Tennis Club acknowledges that court #4 may be relinquished for the use of Pickleball sometime in the future. If and when that time arises, it is also understood that courts #4 and #5 will be professionally designed by a qualified engineering/architectural firm encompassing all of the necessary state, local and town code requirements including acoustical studies with total project costs to be approved by OV unit owners. It is imperative that all pickleball noise measurements, modeling and analyses be performed by a qualified acoustical Engineering firm with specific experience in Impulse Community Noise.\*

- All testing and analyses be performed in a manner consistent with pertinent ANSI (American National Standards Institute), ASTM (American Society for Testing and Materials), and ISO (International Standards Organization) and community noise standards.
- All testing and measurements be performed with IEC (International Electrotechnical Commission) precision-Class 1 sound level meters (or analyzers) using the appropriate Peak Sound Pressure Level (L<sub>peak</sub>) metric.
- \*Impulse noise is characterized by short duration transient noise events and requires specialized metrics and analysis in order to characterize this type of noise in a way that is physically meaningful and well correlated with human hearing.

**B.** We consulted with William R. Thornton, Ph. O., P.E., of Thornton Acoustics & Vibrations who provides professional forensic engineering and expert witness services for sound, acoustics, noise, and vibration issues to government, municipalities, corporations, etc. Thornton said, "Pickleball noise measurements must be performed by highly qualified and proficient acoustic and vibration engineers as opposed to an acoustical consultant." He notes that, "The commonly used title 'acoustical consultant' does not require any specific education, training or credentials, whereas the title engineer does. Keep in mind that a Professional Engineer (PE) can be a consulting engineer,

but a consultant cannot be a consulting engineer." Will stated, "At least 90 percent of the acoustical reports are performed by 'snake oil salesmen' and are scientifically wrong, factually inaccurate, and totally misleading." An example of a proper acoustic study is attached and was done for the Birchwood Country Club by **Thornton Acoustics & Vibrations**, 07/18/2022. Appendix 6.

**C.** Oronoque Village commission a survey of opinions of village residents, especially those living in proximity to the pickleball courts.

**D.** Pickleball also has the option to begin playing at 8 AM. There can be an 8 AM-9:30 session and then a 9:30 AM-11:00 session as tennis does. That way not everyone has to play at 9 AM as they do now.

**E.** Pickleball can explore the possibility of using the SCB as indoor pickleball courts in summer and winter.

## **VI. Conclusion**

Pickleball and Tennis are both valuable OV amenities, and both can be enjoyed in our village, provided that qualified engineering firms are used to plan and build the facilities.

## **VII. Appendix**

1. Letter from Aaron Hultgren to Westport P&Z dated July 10, 2022.
2. Letters to Westport P&Z regarding Birchwood Country Club.
3. EPA. "Clean Air Act Title IV - Noise Pollution: Health Effects." 1990.

"Noise pollution adversely affects the lives of millions of people. Studies have shown that there are direct links between noise and health. Problems related to noise include stress related illnesses, high blood pressure, speech interference, hearing loss, sleep disruption, and lost productivity..."

4. Willis, Lance. "Why Are Your Pickleball Courts Receiving Complaints from Neighbors?"
5. Unetich, Bob. "Pickleball Sound."
6. Thornton Acoustic & Vibrations Study for Birchwood Country Club, Westport, Connecticut.