

DODD MARSH HIGHLANDER NEWSLETTER

January 2023

Board of Directors

President Buddy Sapp
Vice President Pete Nelson
Treasurer Marshall Wilson
Secretary Becky Brown
Director. Diane Kellogg
Property Manager Richard Easton

Richard's phone number: (651) 377-4100

Richard' email: DMHTA@ourapm.com

Architectural Committee:

Bruce Brown, Marshall Wilson and Dennis Busch
Buddy Sapp--Liaison

Landscape Committee:

Tom Dorn, Bob & Cindy Stone, Nancy Klein & Sue Downs
Richard Easton--Liaison

Web Site: Gary Heinen

Newsletter: Becky Brown

Dodd Marsh Homeowners' Coffee

The Dodd Marsh monthly homeowners' coffee socials meet at the first Monday of each month at Perkins in Lakeville at 9:00 a.m.

Ladies' Coffee

The ladies meet on Wednesdays at 2:00 p.m. The locations vary depending on the weather. Email Kathy Wilson at kathywilson1007@gmail.com to be added to the email list so you can be informed where they will meet.

Men's Coffee

The men meet on Thursdays at 2:00 p.m. at Caribou on Kenwood Trail (by Culver's) in Lakeville.

Ladies' Book Club

The book club meets the fourth Thursday at 1:00 p.m. at the Heritage library in Lakeville.

To get a list of the chosen book titles, email Kathy Wilson at kathywilson1007@gmail.com.

Mailboxes

At the annual homeowners' meeting in November, it was decided that the Board would research and decide on whether to go with individual mailboxes like we have now or go with cluster mailboxes. As a reminder, we did take a vote at the annual meeting and the tally was 19 for cluster mailboxes and 13 for individual mailboxes.

Board members and Ed have been researching, going to stores to see what is available and getting bids. The Board will continue to do this and will discuss more findings at the March Board meeting. The main priority of new mailboxes is security, especially since the mail is so irregular.

Snow Removal

Bill Grogg, owner of Creekside (our maintenance service), attended the January 11 Board meeting to answer questions by the Board and homeowners. The Board expressed their beliefs that Creekside did not fulfill their contract during the major snowfall the week of January 2. Much discussion and debate were held. (For further discussion details, go to the web site and read the minutes for that meeting.)

The Board understands and agrees with the dissatisfaction of the homeowners' complaints and will continue to hold Creekside to the contract requirements.

Homeowners have been concerned about snow on the roofs and been asking about removal. Ed got bids and the lowest was for **\$11,750**. The weather will be in the mid to upper 30's the week of January 16 so the Board decided to table that item for now.

It is code to have a membrane on the roof that goes up 6' starting from the lower end of the roof to protect the roof from water getting under the shingles. Our roofs have that membrane. The Board will reconsider if the roofs need shoveling in the 2 ½ months remaining of winter if we have more heavy snowfalls and the snow is not melting soon after.

HO6 Homeowner Insurance

Each homeowner needs to check their HO6 insurance policy to make sure they carry at least a \$10,000 loss assessment clause in case there is major damage. Ask Richard if you have questions.

Election of Officers

There were two Board positions up for election at the annual homeowners' meeting. Buddy Sapp and Diane Kellogg were re-elected. A Board meeting immediately followed the annual meeting and it was decided for Buddy to remain as president and Diane to remain as director-at-large.

Stucco

For anyone who might not be aware, it is not OK to affix anything through the stucco. In the past, some homeowners nailed or screwed items into the stucco. This has caused cracking, flaking off and rust from nails/screws to run down the stucco. Repairs will need to be made and this is a costly item. Flag poles must be mounted on the garage doorframe.

Egress Windows

Homeowners on the east side have an egress window in a room that can be used as a bedroom. It is important to keep that window well clear from snow and debris in case someone needs to exit in an emergency. Contact Richard **if you use that room downstairs as a bedroom**.

It is the homeowner's option to add a covering over the well to keep it clear. One homeowner has added a cover that can be lifted away if an escape is needed. It is the homeowner's expense to purchase a cover if so desired. If you want more information on options and prices, call Richard.

Landscape Committee

Nancy Klein and Sue Downs expressed an interest to the Board to be on the landscape committee. At the January meeting, the Board approved their requests.

To access our website, go to:

www.doddmarshhighlands.com

User name: doddmarsh

Password: highland01

The Board minutes and newsletters are posted to the website along with other useful information and Architectural Request Change forms.

Homeowner Maintenance

It is very important to keep the fresh air returns clear in order to keep your furnace and air exchange unit running efficiently. Dryer vents also need to be cleared of debris at least annually. Fires have been started because of clogged dryer vents.

If you are unable or don't want to service them yourself, there are companies that can clear them. If you have any questions, call Richard.

Door Colors

The Board has approved four colors that you can paint your front door. Paint is BEHR "Marquee".

Only approved colors –

MQ2-60 Iron Gate

MQ3-27 Etched Glass

N360-3 Still Gray

PPU7-07 Rivera Beach

Outside Light Fixtures

The Board recognizes the need to replace light fixtures in the front of homes. The desire is to have underneath bulb replacement, have a plate that would cover the current size plate, have a motion sensor and dusk-to-dawn specifications. Since mail security is the primary concern at this time, the Board will decide on a light replacement timeframe after the mailbox project.

Garage Doors

It is very important to keep garage doors closed when not in use for safety reasons. Also, at least two homeowners have been having mice issues in their home. Leaving garage doors open allows an easy entrance into your home and even into your neighbors' homes.

Appreciation

As noted in Ed's email to all homeowners, he will be semi-retiring. Richard Easton is our new Property Manager so any communication needs to go to Richard.

Buddy expressed our appreciation to Ed for the time and effort he has given to our association for almost 20 years.

The Board meets the third Tuesday of every month except there are no meetings February, April, October and December.

If you want to attend for Homeowners' Input, call Richard to verify location.