



CLARKS HILL VILLAGE ANNUAL MEETING A Review of 2025

08 Dec 2025

Clarks Hill Village Annual Meeting 2025

Agenda

- ▶ General Business
- ▶ New Neighbors
- ▶ Trustees
- ▶ Volunteers
- ▶ Where to Find Information
- ▶ Owner Responsibilities/Reminders
- ▶ Successes
- ▶ Challenges
- ▶ Financial Review
- ▶ Wrap Up: Questions or Comments?

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General Business

- ▶ Welcome!
- ▶ Attendance
 - Please be sure to sign in with your trustee Doreen.
- ▶ Certification of Proxies

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New Neighbors

Please join us in welcoming our new neighbors.

- ▶ Srinath Rangarajan and Aashrita Rajagopalan, Unit 5
- ▶ Jason and Michele Kessel, Unit 31
- ▶ Evan Wardius and Louisa Wolff, Unit 6

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Volunteers

- ▶ Help with extra landscaping
- ▶ Coordinate projects and events as needed.
For example:
 - Scheduling inspections
 - Coordinating with vendors and lawyers
 - Planning social events
 - Beautifying our grounds
 - Assisting in communications
 - Basic repairs and maintenance

Thank you to our volunteers!

- ▶ Ivan, Unit 14
- ▶ Debi, Unit 16
- ▶ Janis, Unit 12
- ▶ David, Unit 23

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Where to Find Information

Start with our website ClarksHillHOA.com.
There you will find:

- ▶ Master deed and trust
- ▶ Insurance info
- ▶ Rules and regulations
- ▶ Floor plans
- ▶ ... and more!

Email any questions or comments to us at
trustees@clarkshillhoa.com

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Owner Responsibilities

Protecting Your Unit from Interior Water Damage

- ▶ As soon as possible, move snow away from your back door and shovel the snow off your deck.
- ▶ Install plastic covers for window wells.
- ▶ Direct rain gutters away from the building.
- ▶ If you have an outdoor hose still connected, disconnect it and bring it in for the winter.
- ▶ If your windows and doors have gaps, it is your responsibility to repair them.
- ▶ Original water heaters were installed in 2015-16. After 5-7 years they can leak and cause water damage. Get yours inspected and consider replacing it. Contact MassSave for a potential rebate.



Owner Responsibilities, cont'd

Caring for Our Watering System

Thanks to volunteers (like Ivan in Unit 14 – Thanks, Ivan!), we have been able to manage this system without paying a contractor. You can help us keep it that way.

- ▶ Be careful not to damage the sprinkler heads with your car or anything else. You are responsible for the replacement cost if you break them.
- ▶ If you see a leak anywhere in our system, let us know right away. Leaks cost us money.

Owner Responsibilities, cont'd



Interior Sprinklers and Smoke Detectors

- ▶ You must keep your smoke detectors working and in good repair! This includes replacing the batteries (ideally annually) and making sure the smoke detectors work. Our smoke detectors have a lifespan of 5-10 years when they must be replaced. Our units were built in 2015-2016.
- ▶ Why is this important? If a fire started inside a unit and a smoke detector was discovered not to be working, our insurance would not cover the cost of repair. The HOA would have to sue the unit owner for the cost of repairs.
- ▶ You must participate in our annual sprinkler tests. If the inspectors find deficiencies in your system, you are responsible for addressing them right away and at your expense.

Owner Responsibilities, cont'd

Insurance

- ▶ Make sure you have adequate coverage for your belongings. The HOA insurance does not cover anything inside your unit.
- ▶ Make sure that the Coverage A limit on your HO-6 Unit Owner policy is at least \$5000. This amount is the HOA master policy deductible. If you are responsible for damage to other units or common property, you would be responsible for this amount.
 - This is commonly referred to as an HO 17 32 Special Coverage A endorsement. Ask your insurance agent for more info.

Owner Responsibilities, cont'd

Rules and Policies

▶ DOGS



- Respect your neighbors!
- Pick up after your dog.
- Dogs should not disturb the peace. Please take whatever means necessary to keep your dog from sustained barking outside, especially between 10 PM and 7 AM.
- Your dog must be leashed at all times when outside, regardless of fencing or other barriers. It's for their own safety from running into the street and getting injured by an oncoming car or startling a fearful neighbor.
- Always stay with your dog outside for protection from predators and for control or correction as needed.

▶ VEHICLES and PEDESTRIANS



- **Do not park on the road.** Violators — you or your visitors — could be towed without warning. There is simply not enough room for emergency vehicles to get by. (Not to mention delivery trucks, garbage trucks, etc.) We have ample parking in the lots surrounding our community or on the access road leading to the lots.
- **Do not block the sidewalk.** Don't leave any part of your car on it. Don't leave your trash barrels on it. And don't leave anything else there at any time. This is a safety issue for pedestrians who walk on the road to get around it.
- **Slow down!** We have children and adults on our road and sidewalks at all hours. Everyone's safety depends on you!

Owner Responsibilities, cont'd

Rules and Policies, cont'd

▶ TRASH

- Return your neighbor's trash bin to his or her unit if it blows into the street.
- Don't leave your bins — nor anything else — on the sidewalk. Please remove them from the road and into your garage or behind your unit as soon as they have been emptied.
- Don't overfill your trash bins. Break down your boxes and make sure you can close the cover *completely*. If you can't fit everything in your bin, feel free to use a neighbor's bin.
 - ⦿ Our vendor Waste Management can charge us extra for overfilled bins.
 - ⦿ Waste overflow can blow onto the road and into our yards. This is unsightly and can attract unwanted animals.

Owner Responsibilities, cont'd

▶ SAFETY

- Lock your vehicle if you park in your driveway. Unlocked cars at Clarks Hill Village have been opened and burgled, and we have seen camera footage of non-residents in our community.
- Please salt the sidewalk around the mailbox as needed.
- Slow down! You must drive slowly on Clarks Hill Lane!

▶ LANDSCAPING

- Our landscaper cuts the grass and does common area cleanup and pruning, but if you are concerned with weeds, you are responsible for removing them from the plant beds around your unit. You can also pay our landscaper or anyone you choose to do it.
- Please keep an eye on your children when they are on the center island. They must not damage any of the trees or plants, nor throw rocks around. We have had situations where rocks got under the lawnmowers, then went flying and breaking someone's storm door. People can get hurt!

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Successes

Community Accomplishments

- ▶ We finally received payment from the siding manufacturer for the settlement of our lawsuit. After legal fees, we netted \$154k. We are very glad to put this behind us!
- ▶ We found out what was causing the small pond that sprang up behind the mailboxes and had it repaired. Turns out it was a loose connection on a pipe in the fire lines to one of the units.
- ▶ We celebrated Halloween! As always, it was wonderful to see all our children (and their parents!) in their magnificent costumes.
- ▶ We completed the annual sprinkler inspection. This year we went with a different company, Ellis, and we found them to be friendly, competent, and thorough.
- ▶ We completed other required external repairs.

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Successes (cont)

Community Accomplishments (cont)

- ▶ We removed some unwanted or harmful trees.
- ▶ We completed several other landscaping projects to beautify and maintain our center island and other areas in front of and behind several units.
- ▶ We repaired several walkways to units. We have plans to do more when we can.

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Challenges

Clarks Hill Repairs and Maintenance

- ▶ Twice this year, Ivan in Unit 14 patched the large holes in the road leading to our village. He donated his labor. Vaios Theodorakis of VTT Management contributed \$600.
- ▶ VTT is proposing to add 54 residential units to the One Clarks Hill building. A second proposal for the property near the office building and next to us could raise the total units to 260.
- ▶ We have attended two City Council Planning Subcommittee meetings to voice our concerns. They have moved it to the full City Council for consideration and has yet to be scheduled. We will keep you posted.
- ▶ VTT *may* pay to fix the road if they get approval on the big development.
- ▶ In the meantime, we are planning to get a quote for more patching in the spring.

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Financial Review (More to come on Dec 8)

We are in good standing.

Clarks Hill HOA is a good financial risk, as evidenced by sales and refinancing.

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Wrap Up

Questions or Comments?

