



CLARKS HILL VILLAGE

HOMEOWNERS ASSOCIATION

Summer Newsletter 2025

Hi everyone. As always, we hope this newsletter finds you and your families safe and well. Here is some news, helpful information, and a few reminders of our rules and policies.

Reference

Trustees and volunteers

So far, we've been able to manage our HOA without having to pay a management company. This saves us thousands of dollars a year, both in management fees and increased insurance rates. That takes a village!

In fact, our insurance broker has informed us that our HOA fees are about 30% less than other HOAs our size. And, if we were to hire a property management company, it could add another 13% onto our current fees.

We're so grateful for everyone who donates their time and talents, working to keep our costs down and our property values high.

Your volunteer trustees are:

- Cara Zippoli (#8)
- Cheryl-Ann Velez (#14)
- Doreen Filippetti (#23)
- Steve Straight (#12)
- Michele Kessel (#31)

Other volunteers we are grateful for:

- Ain Ul Aisha — Coordination, liaison
- Janis Rattet — Coordination, ombud
- Ivan Cardona — Coordination/consultation for repairs and maintenance; lawn sprinklers
- Debi Starr — Coordination of annual fire inspections
- Dave Filippetti — Repairs, and delicious food for our gatherings!

Thank you all!

Trustees email

You can contact us at Trustees@ClarksHillHOA.com.

Our website

Visit us at ClarksHillHOA.com. There you will find:

- Information about HOA fees, trash removal, landscaping, and more
- Insurance documentation, including our Master Deed and Trust, and a description of what our master insurance covers
- Floor plans for our unit types

Welcome new owners!

Please welcome Jason, Michele, and Aaron Kessel in unit 31! If you'd like to meet Jason in person, you can walk with him to the train station most days (along with Steve S.) just before 6 AM. 😊

Road update

Recently, Steve and Overlook trustee Jason Hogue met with Vaios Theodorakis (owner of VTT Property Management, which owns the One Clarks Hill office building) to discuss the road repair and related issues. Here is a summary of what was discussed and agreed to.

- VTT is seeking approval from the City to build 50+ new apartments in the second and third floors of One Clarks Hill. One of the requirements of that proposal will certainly be the repair and refurbishment of the road and sidewalk that leads to our village (Clarks Hill).
- Vaios knows that we will insist that he pay for those repairs in return for our support for the development. (He estimates the total cost to be around \$300,000.) We agreed to support the apartment development plan with that condition.
- We will appear at forthcoming Planning and Zoning Board meetings on behalf of our respective HOAs to express these sentiments and make sure the road repair happens as we discussed. Of course, any of us as homeowners may attend these meetings as well. They will most likely be virtual. If you attend, we hope that you will support our plan. Please feel free to reach out to any of the trustees if you'd like to discuss this.
- In the meantime, we plan to patch the most gaping holes. Vaios has agreed to contribute to the cost of this.

Siding update

- We reached a settlement with the siding manufacturer in the amount of \$170k. After legal fees, we should net about \$155k before tax, pending state and federal revenue assessments.
- Anticipating the release of the settlement funds, we hired contractors to replace the siding on the worst of the affected units: the front and side of units 9/11, the side of unit 25, and the rear of units 12/14.
- This work has exhausted our anticipated settlement funds. We will continue to schedule repairs to units as needed and within our budget.

Maintenance and landscaping

If you have any questions or concerns, let us know.

Help finding a contractor

If you need to hire someone to work on your unit, our HOA contractor or one of our other vendors may be able to help or make a recommendation. Let us know what you need.

Pest control

The HOA has a maintenance agreement with a pest control service to remove any outdoor stinging insects during July, August, September, and October. Contact the trustees if you need service.

Gutter downspout extenders

To help avoid water getting into our basements, the water from our downspout gutters should flow as far away from our units as possible. Please consider attaching a downspout extender to help with this.

Weeds

Our landscaper weeds our property once each year as part of our contract. After that, to remove any weeds outside your unit, you will need to do it yourself or pay someone. If you want to hire our landscaper for this, he charges \$75/hour. Let us know and we will ask him to contact you.

Unit exteriors

The exteriors of our units are the property of the HOA (which is all of us), not individual owners. This means you must get approval from the trustees for work and/or reimbursement before you do anything to the outside of your unit.

Community news

Potluck gathering

We got together on July 13 to meet, eat, and listen to a little music. It was a lot of fun and very informative with our city counselor Leora Mallach attending. Thanks to all who participated and contributed food. We hope to see you at our next gathering, date tbd.

Rules and best practices for a quiet, friendly neighborhood

Needles

A new program is under development called Syringe Pinpoint Observation Tool (SPOT) through JRI Health's program RISE. Through the program, if you find a hypodermic needle on the ground anywhere in Framingham, you can fill out a form to have it removed. You'll need to include a photo of the needle and tell them where you found it. They are working on a link to the reporting form. For more information, their email address is riseoutreach@jri.org.

Dogs

Please be considerate of your neighbors. Some are fearful or sensitive with emotional or medical issues regarding the sight or sound of dogs.

- Dogs may never bark outside for any length of time.
- Please don't ever leave your dog outside alone. An unattended dog cannot be controlled nor protected from predators that hunt and roam throughout our community.
- Don't tie dogs to posts.
- City ordinance requires that dogs must always be on a leash when outside.
- Please clean up dog waste and properly dispose of it.

Car break-ins and general crime

There have been car break-ins in our neighborhood. If you leave your car outside, lock it and make sure nothing of value (or potential value) is visible through the windows. Contact the police if you see anything suspicious on our grounds.

Trash and recycling bins

Waste Management surcharges us for excess material in the bins. If the cover won't completely close, it's too full. Please:

- Don't leave anything outside your bins for them to pick up.
- Use your neighbor's bins for any overflow. (They won't mind!)
- Remove your bins at the end of pickup day. They obstruct the free movement of cars and pedestrians on our narrow lane and sidewalks.

Parking

Our road is quite narrow, and we always need to leave room for emergency vehicles. That is why no one — residents or guests — can park on Clarks Hill Lane. Two tires on the sidewalk and two tires on the street is still parking on the street. We haven't towed anyone yet, but we will if we have to and without warning!

Cars can park on the road near the entrance to Clarks Hill Lane or in the surrounding parking lots. Thanks in advance for your understanding and cooperation.



That's the news for now. Thanks for reading and doing your part to foster a strong, respectful, and peaceful community here at CHV. Enjoy the rest of your summer!