



Willow Brook Estates Homeowners Association, Inc.

The Willow Brook Estates HOA meeting was held **September 4, 2025**, starting at 6:30pm at the Plainville Municipal Center, One Central Sq., Plainville, CT 06062

1. **Call to Order** – meeting was called to order at 6:31 by Donna Ortelle, President of Willow Brook HOA
2. **Establish a Quorum** – there were 83 residents in attendance representing 53 units (numbers derived from sign in sheets)
3. **Proof of Notice for meeting** – agenda originally was emailed out on 8/4/2025, second email sent out on 8/23/25 which included the agenda, balance sheet and budget with the notice/agenda added to the bulletin board by the mailboxes as well
4. **Meeting asks** – please sign in on the sheets provided by Fran Sledge, put cell phones on silent, raise your hand to ask a question and state your name and house number/street address when speaking for accurate meeting minutes
5. **Adoption of previous meeting minutes** – please note once meeting minutes are published, they are not changed. Any changes/additions to the minutes are done in the next meeting with adoption of the previous meeting minutes with corrections. Also, the minutes are an overview of the meeting and are not quoted word of word. Below are the corrections to the May 1, 2025 meeting which were adopted in this meeting (motion to approve Dave Wilson (61 WBD-P), second by Mary Campbell (21 WPD-P)):

- a. Page 4 – Under **Snow removal concerns**, the name should be **Faith** Franck (71 WBD-P) not Fran
- b. Page 7 – Under **Budget 2025** Item 3, the name should be Kim **DiFusco** (14 WPD-P) not DeFusco
- c. Page 9 – Under **Budget 2026 projection** Item 6, the name should be Kim **DiFusco** (14 WPD-P) not DeFusco. The following is also being added in the paragraph: **Kim also stated that she would be willing to take on the project of sprucing and maintaining the rain garden (#6) in front of her house. Linda Furmani (18 WPD-P) also volunteered to help with the labor for that rain garden.**
- d. Page 9 – Under **b. Social Committee**, the last volunteer on the list should read **Sandy Michalik (90 WBD-P)** not Sandy Andre (28 WBD-P)
- e. Although correct in the May minutes, Sue **Vitelli** name is incorrect in the sign in sheet as Sue Vitale,



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6. **Terms of Memberships of the Executive Board** - 1-year positions according to our bylaws – one vote per household
7. **Candidates for HOA Officers** – asked for volunteers
 - a. President - Donna Ortelle (26 WPD-P) volunteered to stay on, motion was seconded and she was voted back in
 - b. Vice President - currently vacant, Armand Minutillo (143 WBD-F) was nominated and seconded, he was voted in
 - c. Secretary – Karen Wilson (61 WBD-P), volunteered to stay on, motion was seconded and she was voted back in
 - d. Treasurer – co-treasurers Mary Campbell (21 WPD-P – accounts payable) and Fran Sledge (194 WBD-P – account receivable) both volunteered to stay on, motion was seconded and they were both voted back in
8. **President's Message and unit owner's discussions**
 - a. **Willow Brook (WB) Estates Website updates** - Dave Wilson (61 WBD-P) is updating the website as needed and it looks great. If you have contractors (licensed and insured) information you want to share with the community, please forward the information via the locked mailbox or thru the Contact email so can be added to our website. Please check the website frequently.
 - b. **Email boxes for HOA officers and concerns** –
 - Email and lock box submissions seem to be working well and we are trying to be as responsive as possible. If we don't respond in a week, please resend it. Please use the contact@willowbrook-HOA.org email box or the lock box for questions and concerns.
 - We received a complaint from a Plainville neighbor on Washburn Street about a fallen tree limb that hit their gazebo. There was no damage to the gazebo. The neighbor was going to contact the town to see who owns the tree but by looking at the maps we have, it seems to be the neighbor's tree. That was about a month ago and we have heard back from that neighbor.
 - We have gotten verbal concerns from the community of cars/trucks driving too fast. On a few occasions there were complaints of delivery trucks going much too fast and almost caused accidents. Someone also stated that cars are not stopping at the stop signs. Please try to keep the speed down and stop at all stop signs. If you see a vendor (FedEx, Amazon, UPS, etc) not obeying the rules, please let the board



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know and we will file a complaint for the community. There was a discussion about using temporary speed bumps to slow traffic down but most of the community was opposed to that idea.

- So as far as bird feeders, as we mentioned in the past, our HOA has adopted the Wildlife feeding regulations sent out 4/4/24. Please take down bird feeders since bears have been around. According to the regulations, bird feeders can be out from December 1st to March 31st UNLESS the food is not desirable to bears (thistle or Nyger). A bear got into about eight resident's trash the Tuesday after the holiday weekend. If possible, please put your trash out on Monday morning's before 8am so as not to attract the bears.
 - Please contact the HOA via email or lock box (using the Additions, Alterations and Improvements Form found on the website) for permission when making any changes or modifications to outside of the house. This form includes information needed from the contractor performing the work (license & insurance certificates). Jim Kearney (119 WBD-P) also mentioned that the HOA board also needs to approve any exterior change and that is referenced in the HOA by-laws.
- c. **Bulletin board and lock box** – Our thanks to Fran Sledge (194 WBD-P) for maintaining the bulletin board with notices and decorations. The lock box is frequently checked for written concerns as well as for HOA checks.
- d. **Trash and recycling** – Several members of HOA board met with Plainville Town Manager & his team three times as well as multiple emails/calls since December 2024 to solidify our proposal. Bob Michalik (90 WBD-P) has been instrumental in facilitating moving our proposal forward. Effective 1/1/26, the Town of Plainville will pick up the cost for the 38 units in Plainville and will use CWPM Waste Removal and Recycling Services as the vendor. (Since our homes are considered condos and condos in the Town of Plainville have trash pickup cost included in their taxes, the Plainville residents were eligible for town trash pickup. This will save the HOA ~\$13,700 per year.) The Willow Brook HOA will pay for the remaining 28 units located in Farmington and will be using CWPM as well. Therefore, we will be giving notice to AJs to terminate our current contract when it ends on 12/31/25. Once we solidify the details, we will let you know. We will have



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to have AJ's pick up their bins at yearend and obtain CWPM bins. Our trash/recycle pickup day will change so there will be more information to come on that. We have asked for the smaller size trash & recycle bins for the whole community. Gary Basile (124 WBD-F) asked why we can't get the larger bins. The HOA board thought it would be too confusing to ask for different sizes and with the limited space in the garages, we will be requesting the smaller size trash & recycle bins. If your home requires the bigger size trash & recycle bins, you can request CWPM to come and change them out. Please note that all trash & recycles must be in the bins since CWPM uses fully automated trucks. Albert Peluso (131 WBD-F) asked about bulk pickup for mattresses & box springs. It is not in our contract with AJ's for bulk pickup. Albert will need to call the Town of Farmington about mattress/box spring removal and there may be a fee for that. Once we switch over to CWPM, Plainville residents will have bulk pick up included twice a year. John Gaskin (138 WBD-F) asked about bulk pick up for Farmington resident. The HOA board did price it out with CWPM and it would be very expensive. John Gladysz (200 WBD-F) stated that there is a special bill for trash pickup in Farmington. John told them we were a private community, and they don't pick up our trash, so he got the bill waved. Any resident located in Farmington that paid the bill should contact the town to get a refund.

- e. **Tag Sale** – Mary Campbell (21 WPD-P) asked who would be interested in a tag sale. Not a lot of positive response for this since most people cleaned out before they moved in. Will send out survey later to see if there is any interest in the spring.
- f. **Lawn Maintenance & Contract** - The HOA board has renegotiated contracts for lawn maintenance and snow removal with Ali's. Same services last year were \$126K/year plus tax and now (starting in June 2025) it will be \$96K/year including tax and that price is locked for five years. In May, Lovley representatives conducted a walking tour with the HOA board to generate a list of unfinished work including replacing some dead trees and shrubs. Lovley provided a check to the HOA for the itemized work for \$15,600 that Ali's estimated and Ali's gave us extra trees at no cost. The trees were bought at retail price so they will have a one-year guarantee on them. We needed to pay an additional \$1500 for some of the dead trees to be



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cut down/removed on the Farmington side that were not included in the original quote. Ali's is in the process of completing this work as well as the common area repairs, replacing dead trees, and roadside grass repairs. Albert Peluso (131 WBD-F) asked if this included the stone dust walk trail near his house. Both trails had new stone dust compacted down and paid for by Lovley. However, both stone dust walking trails need to be re-pitched and the HOA board is looking into that. Karen Maher (100 WBD-P) asked about dead trees behind her house. Armand Minutillo (143 WBD-F) addressed this as part of the Beautification Committee. Armand walked through the whole community with three separate tree companies to identify trees that are on HOA common grounds that are dead and pose a hazard to either people or their homes. He is waiting for quotes to come back and those will be presented to the HOA board and prioritized. Please do not direct directly approach any Ali workers, all questions/concerns need to go through the HOA board. Armand and his team have been instrumental in moving things along with cleaning up the rain gardens. He distributed the watering instructions for trees/shrubs and grass that was provided by Ali's. If the newly planted items are not watered and die, they will NOT be replaced by the HOA. So please make every effort to water and assist your neighbor if necessary so our community will look nice. Please refer to the email from Armand about Ali's putting down topsoil and reseeding damaged areas along the roadside, sidewalks and driveways. Armand needs responses if you have an irrigation so no damage will happen when the yards are aerated or if you don't want the aeration done.

- Please do not walk on or walk your dogs on the newly seeded islands.
- There are issues with cracked/damaged Eversource round plate covers. Karen Wilson (61 WBD-P) will take an inventory and will put in a work order to Eversource. Also, there was an issue with one water cover in phase 2 rain garden area that Armand Minutillo (143 WBD-F) took care of fixing.
- Commercial Real Estate Sign - concerns brought to our attention that the location is a potential hazard by obstructing views to pull out of the community. The HOA board reviewed this and came up with a solution to have commercial real estate signs a little further inward by the front fence to prevent any hazards. So, if selling, please have the



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realtor contact the HOA board for sign placement. Lorna Zammett (206 WBD-F) asked how long the real estate sign need to be up. Donna answered the sign will remain stay up until a couple of days after the closing.

- g. **Comcast/Xfinity cable/internet vs GONETSPEED fiber vs Frontier fiber** – Dave Wilson (61 WBD-P) explained his background about getting both GONETSPEED and Frontier fiber into the Town of Wolcott. Dave explained that if you have Comcast TV & internet, fiber may not be your answer if you like Comcast TV because with fiber you will need to stream your TV through your internet connection. Dave had spoken with Mark Lovley before we moved in (summer 2023) to see if Comcast/Xfinity had exclusivity to the underground conduits and was told there was no exclusivity so other providers could use the existing conduits (ie; no digging required to add new conduits). Dave then reached out to Frontier who expressed some interest but decided since they could only get about ten homes in the phase 4 build (phase 1-3 homes already had contracts with Comcast/Xfinity), that it wasn't worth it to proceed. Dave also contacted GONETSPEED and they were only doing aerial build outs on telephone poles not underground utilities at that time. Dave has already reached back out to his GONETSPEED contact to see if they are now doing underground build outs and is waiting on a response. Dave is also willing to reach back out to Frontier (which is being acquired by Verizon) again if there is enough interest (25 homes were interested). Prices for fiber internet can be as low as \$24/month. John Gladysz (200 WBD-F) stated he's a telecommunications contractor and was told by his over-builder/contractor that they will not share a conduit with other sources. Also, the fiber needs to be out on the telephone poles in front of our complex in order to hook up. It was suggested the Dave & John collaborate on this task. Jim Kearney (119 WBD-P) stated he doesn't care if it's fiber or not, he just wants internet that works 100% of the time.

9. Financial Overview (and Budget Meeting) – discussed after Committee Reports

a. HOA accounts receivable (A/R) - co-treasurer (Fran Sledge)

- **A/R** – Sends out the HOA invoices, collect the checks, and deposit the checks into the Willow Brook Estates Bank account. Quickbooks is the accounting software used to track all HOA financial information.



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- **HOA fees**– Courtesy invoices are sent out a few days before the beginning of the month and are due the 1st of the month with a 15-day grace period. The drop box at the mailboxes has been a very convenient way to make safe and secure payments. The drop box can also be used for any other correspondence to the HOA board. A HOA fee increase will be voted on tonight during our budget meeting. If the fee increase pass, it will be effective October 1st and will be reflected on your October invoice. For those of you who have your bank send your payment, please contact them as soon as possible so they can adjust the October check to reflect the new amount. Unit owners who have prepaid HOA fees, an invoice will be sent for the difference for the months you have paid ahead. If you prefer an invoice each month with the difference, Fran can accommodate that. At this time, we can still only accept personal or bank checks for your HOA payments. No credit card payments or automatic payments will be accepted at this time due to costs that the HOA would need to absorb. (direct bank transfer charge \$1.99 per transaction, Venmo charges 1.9%, which would be \$3.77 per transaction, PayPal charges \$2.99 cents per transaction) If you have any questions regarding your HOA payments, you can email Fran at treasurer@willowbrook-hoa.org or accountsreceivable@willowbrook-hoa.org or drop a note in the drop box.

b. HOA budget & accounts payable (A/P) - co-treasurer (Mary Campbell)

- **Balance Sheet/Trial balance** - The balance sheet and the trial balance was sent out early so everybody could review them before the meeting. There were a couple of questions raised on them. One of them was, why is accounts receivable at a credit balance. That is because of the people who have paid ahead. Another question was why we have \$9,900 in our checking account. We only paid Ali's half of the contract of \$15,600. If that bill came today, it would clear that balance right out.

c. HOA fee increase discussion -

- The proposal is for a HOA fee increase from \$198.50/month to \$250/month. For 2025, if you look at the common charges, nine months at \$198.50, and then the last three months at \$250, that's still



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only going to leave us \$2,700. If we don't increase it, we don't have enough money to pay bills. So, starting October 2025, we're proposing to increase it to \$250. The projection is that we won't see another increase probably for five years if we stay on track. Because we've re-negotiated Ali's contract with no yearly increase and the Town of Plainville is taking over our garbage collection, you'll notice that we've projected quite a bit of money for the rain gardens and whatever else is needed. Once the rain gardens are in place, we hope that the Beautification Committee continues to maintain them. One of our main goals is to start getting money into the reserves. Right now, for this year with the increase, the projection is \$7,500 to put into the reserves. If we increase the HOA fees to \$250/monthly, \$25,000 could be put into our reserves in 2026, which is very important. If we have a capital improvement project such as sidewalks, roads, dredging water retention pond (quoted at \$10,000), we'll have the money for when those expenses come up. For 2026, \$15,000 has been allocated to the Beautification Committee mostly for fixing up the rain gardens. The hope is that \$15,000 will be enough to at least address the major issues that we have with the rain gardens for next year, and the ones that are not as important we'll do the following year. Also for 2026, under repairs/maintenance \$7,500 has been allocated. Part of that will be used to shore up the road at the beginning of the emergency exit with crushed stone so that emergency vehicles won't sink in the mud. Ali's didn't bill us for four months which gave us a chance to build up our accounts. Our new contract with Ali's going forward is \$8000/month for the next five years which will save about \$30K/yearly from what we were paying before. Sharon Colborne (109 WBD-P) asked if there was money budgeted for dead tree removal. Mary answered there is under the repairs/maintenance line item. Someone asked if we have \$25K in our reserves now and we budgeted for another \$25K next year. Mary asked yes but \$25K can't be touched because that money was the originally two months prepaid HOA fees which are returned to the unit owner when the unit is sold. One of the main reasons to have higher reserves is it affects some of our insurance rates and helps with anybody applying for a mortgage (ie;



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lower mortgage rate with higher reserve amounts). The banks wants to see that the association has money to cover its expenses and any disasters. Cherie Halleran (204 WBD-F) questioned if we had an accountant when the HOA took over and why we didn't know about the outstanding checks. Mary said there were checks in transit and we hadn't received the bank statement that showed those. Cherie as well as Roman Mietkiewicz (108WBD-P) also questioned that if the rain gardens weren't put in properly then it should go back to the Lovley Development to fix. The towns of Farmington/Plainville inspected the rain gardens and signed off that they were installed correctly. They were just not maintained properly. Cherie also stated the HOA fees should go up slowly but with some of the vendors (like AJ's) going up 3% every six months, the HOA needs to plan ahead for expenses.

- **Motion for HOA fee increase** - Michael Baruffi (145 WBD-F) made a motion to increase the HOA fees to \$250/month starting in October 2025. Motion was seconded by Irene Melasky (30 WPD-P) as well as many other residents. Cherie Halleran (204 WBD-F) put two different amendments against the proposed motion which needed to be voted on first. The first was only to increase the HOA monthly fee to \$225. Albert Peluso (131 WBD-F) seconded the motion. The first amendment was voted on and had only three votes cast for it, so amendment was defeated. Second Amendment is that anybody 75 or older, who is living single, widow or a widower, will have a 10% reduction in HOA fees. Amy Gladysz (200 WBD-F) seconded the motion. The second amendment was voted on and had only two votes cast for it, so amendment was defeated. Albert Peluso (131 WBD-F) tried to have discussion the first amendment again but since it was already voted on, it couldn't be discussed. **Since both amendments were defeated, we went back to the original motion to increase the HOA fees to \$250/month starting in October 2025. A vote was taken and many of the households (over 85%) that were in attendance voted for the motion, so the motion passed. So effective October 1, 2025 the HOA fees will be \$250/month.**



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10. Committee Reports

a. **Beautification Committee** - Armand Minutillo (143 WBD-F) chairman started by asking all Beautification Committee members (Robin Gaskin (138 WBD-F), Marsha Kennedy (47 WBD-P), Marty Hurwitz (96 WBD-P), Lorna Zammett (206 WBD-F), Amy Gladysz (200 WBP-F), Michael Baruffi (145 WBD-F)) to stand so they could be thanked for their hard work and they received a great round of applause from the community. Armand wanted to limit the discussion to just three topics:

- **Identifying the committee's Mission Statement/Scope:** The Beautification Committee was established with the purpose of assessing the needs and evaluating the opportunities to aesthetically enhance common areas defined as: seven rain gardens (RG), main entrance pillars, non-RG parking areas, lower conservation area mulch walking path, two gravel walking paths.
- **Investigative Resources used to form their recommendations on the rain gardens:** CT DEEP, CT North Central Conservation District (certified arborist), UCONN Nemo, Towns of Plainville/Farmington Inland Wetlands, Bartlett Tree Service (certified arborist), B&M Tree Service (certified arborist), Ali's Nursery (certified arborist), various websites and YouTube RG videos about rain garden design and maintenance. Roman Mietkiewicz (108 WBD-P) asked why residents weren't solicited for specific comments on the rain gardens. Armand answered that before they reach out to the community, the committee needed to understand what was required for the rain gardens particularly from the Towns of Plainville/Farmington as far as the statutes/rules/regulations and these investigative resources could help with that.
- **Provide an update relative to the rain gardens:**
 - a) Towns of Farmington and Plainville advise that clean-up is permitted if the original design is not materially altered so it doesn't compromise proper drainage. They would like to know what our "clean-up" plans are before performing the work.
 - b) Six out of the seven rain gardens are considerably overgrown – a challenge therefore to discern flowers/plantings from the weeds, poison ivy and sumac which are evident in some areas.



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(not to mention ticks and grasshoppers). Most of the experts said it's a shame that they've been let go and become so overgrown. Armand acknowledged that all these experts that came around sighted that the rain garden behind Sharon Colborne (109 WBD-P) and Sophie Dynak (99 WBD-P) homes was the most pristine and well-kept rain garden. There was a great round of applause for all their efforts.

- c) There's a need to clear the inlet and outlet drainage pipe where applicable and check for proper pitch. They may have lost their pitch because of things overgrown or too much water that shifted the pipes.
- d) Existing stone in the rain gardens is nothing more than field stones taken from when the development was excavated. It is recommended that after the weeds are eradicated as best as possible from the existing stone basins, that we seek authorization from both Towns to cover with them permeable landscape fabric which will do a better job keeping weeds at bay and permits adequate drainage. Then, top with a consistent color stone that is typically used in the basins. The stone that we would like to in the rain gardens is used by the DOT and highway areas is less expensive and better looking than the suggested Connecticut River rock.
- e) Expand the grass perimeter (mostly already done) and mulch around existing trees/shrubs.
- f) Maintenance requirement: complete cut down once a year is the minimum and weeding at least twice month during the growing season. We're still in the process of obtaining estimates from Ali's and others for the cost to perform this service. If determined to be cost prohibitive in accordance with our budget, we will assess whether weeding can be effectively supported and sustained by members of our community.
- g) Final thought – though the original development site plans reference "rain gardens" many of our resources tell us that in an urban community like ours they are more appropriately called "water retention basins". With that said, to expect that all seven



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rain gardens to look like what you might see in gardening books or U-tube videos is neither realistic nor viable to sustain. A lot of maintenance time and expense is needed. So, to emphasize it's not the insights and the thoughts of the committee, but these experts, collectively said, "Keep it simple. Less is more."

Therefore, it is the recommendation of the Beautification Committee that for now, we need to go with a "less is more" approach as stated previously. This means, complete cut down of dead plants and wildflowers or trees. And, enhance the appearance of the existing stone basins with rock of consistent color and better suited for the basins. We can consider enhancement over time if there's community interest and appropriate funding.

Sil DiFusco (14 WPD-P) asked if a work order form needs to be filled out to do work (pull weeds/cut grass) in the rain gardens. Armand answered: No, I think you should just let the board know, because in the spirit of a consistent look, I think the board simply wants to just be aware of what's being done. And we have to represent to the towns what constitutes beautification and cleaning up. Donna Ortelte (26 WPD-P) also commented that we don't want to impede the plan of the Beautification Committee. So, if we have this potential plan in place, we don't want to do anything to alter it or make more work for later. Donna also asked if we have a priority list (rollout plan) for the order of cleaning up of the rain garden. Armand answered that the committee thought it's prudent to follow the development phases when we all moved in here. So, these are defined in the original plans. Rain garden number seven is first which is the main rain garden where the pillars are located. Then rain garden 6, 5, 4, 3, 2, 1. The hope is to get rain garden seven done by end of October or early November. Karen Maher (100 WBD-P) asked if she should continue water the newly seeded rain garden in front of her house since some of it may be replaced with stone. Armand answered we had no control when Ali's was starting the work but continue to water the seeded areas and Ali's will bring in a payload/bobcat to place the stone in selected areas. Mary Campbell (21 WPD-P) asked about using an egg torch to eliminate some of the weeds in the rain garden. Armand stated that with his history of 43 years in the claims department at The Hartford (with the last twelve of claim regulatory compliance nationwide), he's familiar with the liability issues, the negligent issues, reading statutes and regulations to make sure that we're complainant. People can do what they want on the grounds, but we must have consistency, and we have to make sure, first and foremost, we're compliant with Town of Farmington and Plainville



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regulations. Mary then suggested if anybody wants to do anything in the rain gardens that instead of going through the HOA board, that they contact Armand since he is head of the Beautification Committee and Armand was fine with that. Gary Basile (124 WBD-F) asked about the mess in the rain garden behind his house. Armand stated the was the second worst condition rain garden and the pine trees were identified by the arborist as potential issue. Estimates have been requested for removal of those trees. Glenn Benoit (40 WPS-P) asked about where the snow will be piled this year since they piled it on the lawn in front of his house last year. Mary answered that this issue was discussed with Greg Ali and that we were very unhappy that it also blocked the stop sign area. We gave them permission to use some of the water garden areas and one parking space in each of the cull de sac areas to place snow. If we get an extreme amount of snow, we will have to pay it get it hauled away.

- b. **Social Committee** – There was great turnout for the August 10 social event at the Kinsmen Brewing company. The food and comradery were wonderful. The community gave a big round of applause for the work the committee did. Jackie Hurwitz (96 WBD-P) reported that the next event is scheduled for December 6 at Bistro 24 in Plainville. More information to the come after the Social Committee meets on October 8.

- 11. **Homeowner Comments** – Karen Wilson (61 WBD-P) received a letter from Celeste Cala from Aquarion Water Company that all irrigation systems need a backflow test. Kevin from LawnCore is the designated contractor for Willow Brook Estates and has been trained to handle this task. The letter also stated that it's the customer choice for their preferred testing contractor. There was an issue with a resident that wasn't a LawnCore client who didn't understand about the backflow test and the police were called. All the homes that were identified as having irrigation systems had their backflow testes completed at the end of July. The fee for the 2025 test was \$65. Both Neil Wasserman (155 WBD-P) and Fran Sledge (194 WBD-P) stated that they were never contacted by Aquarion about the backflow test. Neither of these homes are serviced by LawnCore so the question is if their irrigation vendor informed Aquarion of their irrigation system. Faith Franck (71 WBD-P) stated that she had an irrigation system when she lived in Bristol and you would be fined if you didn't do the backflow testing yearly. Armand Minutillo (143 WBD-F) stated he talk to the compliance area at Aquarion



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and they have a list of contractors that do irrigation installations. The contractors are supposed to advise Aquarion about irrigation installs they're doing. And that's how they identify their list of customers. Karen will contact Celeste to see what the next steps should be for these homeowners with irrigation systems that have not had a backflow test. Sil DiFusco (14 WPD-P) just wanted to remind residents that dogs need to be on leashes. Donna Ortelle (26 WPD-P) iterated that our by-laws state that dogs need to be on leashes.

12. **Adjournment** – HOA Board was thanked for all their hard work. Motion was made to adjourn at 8:25pm and was seconded so meeting was adjourned.

Respectfully submitted,

Karen Wilson
Secretary Willow Brook HOA

Website: <https://willowbrook-hoa.org>

Email concerns to: contact@willowbrook-hoa.org

Officers: Donna Ortelle president@willowbrook-hoa.org

Armand Minutillo vp@willowbrook-hoa.org

Karen Wilson secretary@willowbrook-hoa.org

Mary Campbell & Fran Sledge treasurer@willowbrook-hoa.org