

Newbold Board Meeting

April 17, 2025 at 7:00pm

Participants

Board Members:

President Bruce Williams

Secretary Kevin Gilchrest

Buildings Lead Patrice Sullivan

Grounds Lead Jose Figueroa

Deputy Treasurer Jonathan Midura

Landscape Committee Liaison Chris Spanos

Treasurer Peter Bromley

Property Manager

Marie Beck

Whiteford, Taylor and Preston LLP

Joseph Stiles

Motion(s)

None.

Discussion

TOWN VS PRIVATE TRASH COLLECTION

Patrice and Chris suggested the possibility of hiring a private contractor for garbage collection as a means to strengthen our case that our entrance is not a public street. Joseph said that just the fact that we have the option to hire a private company already makes that case.

SUMMARY OF THE MEMO FOR APRIL 28th BOARD OF ADJUSTMENT HEARING

Joseph stated we're in a great position. It was easy to argue their points because they didn't make good ones; we can be optimistic about the city upholding their decision. This is an appeal, the city has already made their decision. The opposition is trying to change their minds. We're saying: No, you made the right decision. We have a good case for that. The arguments speak for themselves and we're well situated.

BOUNDARY AND LANDSCAPING

Patrice asked about the survey and how our boundaries are marked; about Dutch Kelley's path from our parking lot to his shed; was it too late to put plantings on our property at the foot of the path on our property? Joseph stated that anything we would like to do, especially since there has been a change in ownership, we were well within our rights to mark our boundary line with

plantings. Bruce stated that the owners of 1001 put plantings correctly on their property one or two feet back on their property so there was room for us to put landscaping on our side.

ENTRANCE GATE

Patrice asked if there was any clarification regarding whether there was ever a gate at the entrance. Bruce said he could ask Don Petty or Don Sebastian or Chris Piper if they knew anything about it.

COMPROMISE

Bruce said there was a remark by Chad Toms that Joseph should take the lead in dealing with their lawyer if they're looking for a compromise. Joseph stated that Chad had a good relationship with 1001's attorney and has worked with her on other matters; there was a good introduction. There were plenty of ways to write an easement such that it would alleviate the hardship, financially and otherwise on Newbold.

DISSEMINATION OF INFORMATION

Bruce noted that he emailed the seven pager at the beginning of 1001's submittal. Once everything was finalized with our position, he would share that as well. Bruce asked Joseph about the timing of sharing that information. Joseph said he copied their attorney on our submission; and it was perfectly fine to share the memo with all owners, just so they understand that no changes can be made at this time. Chris asked about why we would share our submission with their attorneys. Joseph said it's a matter of professional courtesy.

LANDSCAPING ENTRANCE GATE AND SIGNAGE

Patrice said it was important to mark our boundary by putting bike racks where the hardscape is, cover the path that goes to the shed with mulch and existing plantings that are inexpensive. She is also concerned about Pierce's side, what can be done on that side where the split rail fence is; signage is important; exploring the possibility of putting up a gate at the entrance; something needs to be done because of all the townhomes west of Route One between El Azteka and Dewey, there is going to be a lot of foot traffic. We can't close the archway by our shed, it's a walkway, but there needs to be clear signage that says no trespassing, private property, it's not a street. Chris said he was interested in having a discussion about these matters.

PUBLIC NOTICE ABOUT HEARING

Bruce stated that the city letter about the hearing was distributed to residents on Scarborough Ave. Ext. and that the letter for #3 was sent to Toni Sharp (sp?). She asked Bruce if she should get it to the owner and Bruce told her that the owner of #3 is on the board and owns another unit, so he probably knows about the hearing. If Kevin wants his #3 letter, she has it. Kevin said that he received his letter for #23 and asked who Toni Sharp (sp?) was and if his letter was delivered to her mailbox. Bruce said she lives across from 1001 and is a former city commissioner.

Meeting adjourned