

The Carriages At Charleston Place Homeowners Association

- One resident asked that the patio be caulked where it was separating from the foundation. This was completed by a member of the ACC Committee.
- There was water penetration in the lower level of one resident's home and the board agreed to cover the cost water remediation but not the cost of the damage to the personal goods of the resident. The lower level was flooded due to the blocking of down spouts and water entering the residence through the window wells.

Manager's Report

Diane reported that Cincinnati Insurance would not renew our contract because of the insurance claim for the roof replacement. We will have one year to find another insurance company. Diane has already begun the process of finding another company. She did advise that this is a common problem when insurance companies have large claims.

Unfinished Business

The final approval of the 2012 budget was approved by the board for mailing to the residents before the annual meeting in November.

All the final preparations for the annual meeting have now been completed.

New Business

Jim and Evelyn Mills made a presentation to the board in defense of an issue regarding excessive pruning of two pine trees near their home. They both agreed that their presentation would be heard by all residents attending the meeting. They read a prepared statement (see attached) before the board. Discussion continued after the reading of the prepared statement.

Larry Barnes, the writer of these minutes, excused himself from the meeting about 7:15PM.

Adjournment:

The meeting was adjourned at ???PM. The next board of directors meeting is scheduled for December 15, 2011, at 6:30PM at Academy Endeavour School.

Respectfully Submitted:



Larry Barnes
Acting Secretary

See Attachment

October 20, 2011

To: Diane Wimpy of Courtney and Courtney
The Board of Directors at The Carriages at Charleston Place

We respectfully request that the two pine trees on the property behind 3411 Plantation Grove be saved from being killed. They are perfectly healthy trees and are the oldest trees on the property at The Carriages.

We respectfully request that the charges and fines that are proposed to be against Jim and Evelyn Mills be dropped. This will create a financial burden against us that is unnecessary and is malicious in nature.

We have requested numerous times that we be allowed to continue our practice from the beginning of pruning the 4 red trees. They should be ornamental but are not even close to being ornamental anymore. They are ugly, overgrown and unkempt, and the limbs touch the ground. The trees harbored a dead bird this summer. The men who mowed the grass did not see the dead bird, and bones, guts and feathers were thrown all over the grass. This is what our young next door neighbor saw when she took her toddler out to play on the grass. For some reasons that we cannot understand, the Board has denied trimming the 4 scraggiest trees at The Carriages at Charleston Place. We have offered to pay the expenses at no cost to the Homeowners for having these trees pruned by a professional.

What do the red trees have to do with the pine trees? You will find on the minutes of HOA meetings that the Mills' have asked to have the red trees pruned numerous times. Not one time in the records since minutes of meetings have been recorded will anyone find that

the Mills' have ever requested to have the pine trees pruned or cut. NOT ever, ever. We moved into the Carriages as the very first homeowners. Ever since September 1999, we have strived to keep our neighborhood beautiful. Everyone in this room knows that to be a true fact. We have pruned trees and shrubs long before some of your houses were even built. We have purchased plants, flowers and shrubs and never once violated any rules. We have moved rocks (after getting a \$3,000 quote for extra rocks) from underneath shrubbery for the area in front of our entrance sign. We have fertilized and watered when we had droughts not only on the property that is at 3411 but also in the other common areas. We have picked up dog waste that was not caused by any dog we ever had. We have replaced perennial plants that died in the common areas.

We have deadheaded shrubs and plants and added mulch to beautify property that belongs to everyone. We have never done one thing that would hurt anyone in anyway. We respectfully ask that this Board not harm us. We have been devastated emotionally, and we do not need this fine as it will really hurt us financially.

On September 16, 2011, we heard chainsaws. We immediately thought that the red trees were being pruned. No. The pine trees were being pruned. We asked the tree cutters as to what were they doing. We never asked for them to come out but were grateful that they were here. They told us that they were cutting branches so the grass could be healthier and so that some people could regain a view corridor. Although we lost the view of the mountains from the growth of the pine trees, again, we never asked for the trees to be cut, and we accepted our fate. We were told when we first moved in that the pine trees would grow only 1 inch a year.

Wrong. After cutting one row of branches, they asked us to go and look out our living room windows and to tell them if we had a view back. We looked and told them that we still couldn't see the mountains so they removed another row of branches from one tree

and a partial row from the other tree. It was not made all the way around. We asked them not to cut any higher and they left.

There are some un-truths in the letter from Diane Wimpy dated September 26, 2011. We did not take advantage of Mr. King. We never asked him to “top” the pine trees. Ms Wimpy wrote that we asked to have the evergreens topped. He would have to bring in a crane to do that, and of course, that is unrealistic. That is an un-truth and needs to be struck from the records. We told him that we were hoping to have the red trees pruned and perhaps topped to give them a better shape. By topping, we mean to have the trees rounded in shape which would certainly look a whole lot better than they look now. Never in our lives have we ever used the expression “limbed up”. Ten feet of limbs were not removed from either of the pine trees. How can there be a space of fifteen feet from the ground up when the cuts were made at 6’ and at 8’5”? Please refer to the chart below as to how high the cuts were made.

Were those tree cutters ever told just how high they could cut branches? We do not believe that they were told as to which height restriction to stop. We were very grateful that at least some trees were being pruned as this neighborhood was getting very shabby.

Tom Risbry states that the grounds look a lot better. He also states that it would be terrible to cut down 2 perfectly good trees. These trees are taller than the others because they are older by at least 2 or 3 years.

When we first moved into this neighborhood, the Principal at Academy Endeavour asked us to be on the committee of The Friends of Academy Endeavour. Since we have the best view, or perhaps I should say that WHEN we had the best view of the school, they have always thanked us when we report any happenings that should not be going on at the school especially on

weekends and evenings. We have seen a lot—from a child being run over to fireworks exploding to lights being shot out to vandalism of vehicles. They always appreciate our help, concerns and reports to the proper authorities.

This is a list of some of the trees that were cut along Plantation Grove on 9-16-2011.

Address	# of Trees Cut	# of Cuts	Height of Cuts
3411	2	2	6', 8'5"
3423	1	2	4'4"
3459	2	2	5'6", 5'6"
3465	1	3	7'1"
3537	1	1	3'6"
3543	5	2	4'
		4	6'6"
		1	4'
		2	3'9"
		1	5'6"

There is one cut at 3411 that is 1'4" higher than the cut of 7'1". Again, only 1 1/2 cuts were made on this tree, and it is a lot older. The cuts on this taller tree are not all the way around, and the diameter of the cuts is much smaller than other cuts. So these cuts were not made on major branches. The space from the ground to the first branch is 108 inches which is 9 feet. So where is the ten feet of limbs that were allegedly removed? Where is the fifteen feet of space from the lower limb to the ground that was mentioned in the letter? The other tree has cuts that are in the realm of other

trees that have been cut. The second row of cuts is at 72 inches which is 6'. The distance from the ground to the first limb is 79 inches or 6.58 feet. Where is the 10 feet of removed limbs? Where is the 15 feet of space to the first limb? These charges are trumped up. It seems like someone needs to take some math lessons before falsely charging the Mills' family.

There is no justification for killing this tree unless you have all the other trees killed that have cuts and space that match this tree. Are you having all these other homeowners fined or are just being selective with fining Jim and Evelyn Mills?

As you can see from the above measurements, we feel it will be an unjust decision to fine Jim and Evelyn Mills over something that they did not cause or ask to happen. Please do not kill the trees at the common area at 3411 Plantation Grove.

Please withdraw all unfair charges in our opinion that are against us, and do not hold us hostage because one member of the Board has a violent temper and certainly does not have the facts straight. We have never in our lives seen anyone erupt and lash out at a vendor like he did on September 16, 2011. We are hoping he will be voted off the board and never hold any office in this community again. He is not a good representative for the homeowners. We know many homeowners who will back up this statement from us. Please do not issue an unfair fine to a couple who have always held the homeowners at The Carriages with highest regards and with their best interests at heart.

Respectfully Submitted,


Jim Mills


Evelyn Mills

3411 P/G - Not to scale.

You can not invent 10 feet of branches removed from either tree. You can not invent 15 feet of space from ground to 1st branch of either tree. Do the math.

