

ENCOMPASSING
289 RESIDENCES
IN HUDSON, WI

June 2017



Stonepine OVERALL

HOMEOWNERS ASSOCIATION

Townhouse 1 Association • Townhouse 2 Association
Estate Association • Executive Homes

ANNUAL NEWSLETTER

President's Message

by Linda Larsen

It's my pleasure to share good news with all of you - the news that as an Association we remain strong in personnel and budget. Not to say the budgeting isn't a challenge, with an aging infrastructure like mailboxes, tennis courts, city assessments, and sprinkler systems, but I am blessed to have an extremely hard-working crew of officers, some with many years of service to you, the resident.

Since the last Annual Meeting, we've added three new volunteers to the Board: Cindy O'Connor, Secretary; Doug Gates, Vice President; and Sheri Chaffee-Johnson, a non-voting member responsible for Special Projects. We also thank David Cahoy, a non-board member, for his volunteer work on mailbox maintenance. You may also be aware of the recent death of Frank Brodniewicz, Overall Board member who represented Townhouse 1 Association for many years (please see page 2).

As you read through this newsletter and notice what has been accomplished this year, or as you take a walk through your streets, please consider going to the website and sending a note of thanks to the hard-working Overall Board volunteers who keep your home values up, and the costs for maintaining this beautiful subdivision low. They work hard for you.

We are blessed by their diversity, hard work, and creative thinking. And I, for one, am grateful.

Grandview Drive project set to begin mid June

New asphalt pavement, curbs, gutters, pedestrian ramps, and storm sewers on Grandview Drive from Vine Street to Laurel Avenue are scheduled to be completed before fall. In the meantime, access to Grandview Drive will be limited to local traffic only.

The city is projecting a two-month timeframe from June 15 to Aug. 15.

The estimated total cost of the project is \$717,000. Ninety percent will be paid by the City of Hudson. Property owners along Grandview Drive have been assessed the remaining 10 percent.

The Overall Association owns four parcels of land along Grandview Drive and has been assessed \$15,550.36. The Board appealed the assessment at a Public Hearing on May 15. A copy of the assessment appeal is available on our website under "News." The City Council voted in favor of the original assessments, thereby rejecting the Overall's appeal.

The city will conduct a neighborhood meeting at City Hall in early June to explain the project and address concerns and questions from residents,



including mailbox relocation, parking, and driveway access. All residents who use Grandview Drive to reach their homes will receive a letter from the city announcing the meeting.

Arborist is featured speaker at Annual Meeting

Ken Holman, a certified arborist and chair of Hudson's Urban Forestry Advisory Board, will describe the city's tree program and give suggestions to Stonepine homeowners for selecting the best trees for their properties. Holman helped pave the way for Hudson to earn the "Tree City USA Community" designation, awarded by the Arbor Day Foundation.

The meeting will take place at **St. Patrick Church at 7 p.m. on Wednesday, June 28**. If you cannot attend, please give your proxy vote to a resident. Two board director positions are open; one to represent the Estate Association and the other to represent Townhouse 1 Association.

IN MEMORY

Frank Brodniewicz

April 17, 1958 – March 8, 2017



Frank Brodniewicz, the longest serving member of the Stonepine Overall Board, died of an aortic aneurysm on March 8. Except for a two-year hiatus,

he represented the Townhouse 1 Association on the Overall Board since its inception in 1998. He devoted countless volunteer hours toward maintaining the financial integrity and neighborhood aesthetics of both associations.

"He was known to be quiet, had a memory like a steel trap, and spoke up with meaning when he needed to," said Overall Board President Linda Larsen. "Mostly I will miss his huge smile whenever I enter Hudson Bagel on meeting night. He is missed on our board."

"Frank was always willing to lend a hand," said Treasurer Pat Malone. "He was a great guy. We miss him."

Potluck Picnic cancelled due to street project

Stonepine's Annual Potluck Picnic has been cancelled this year due to Grandview Drive's reconstruction.

The Overall Board suggests residents attend the Hudson's National Night Out gathering on Tuesday, Aug. 8 at Lakefront Park. Sponsored by the Hudson Police Department, the event is designed to heighten crime prevention awareness and strengthen police-community partnerships.

Increase in annual dues

Stonepine Overall annual dues will increase five percent beginning July 1, bringing the total to \$173.

With an aging development (mailbox upkeep, Common Area maintenance) plus special assessment fees and unexpected sprinkler expenses, the Board views the increase as necessary to keep Stonepine a well-managed association and a beautiful, safe place to live.

Locks installed on tennis, pickleball courts

The security of Stonepine's private tennis courts, reserved for Stonepine residents and their guests, has been heightened by the addition of locks on both court gates. An insert in this newsletter contains the lock code. If you lose the code, please contact your Overall Board representative, available on the website listed below.

Help wanted to rejuvenate Vine Street entrance garden

When the Grandview Drive project is completed, the perennial plants in the boulevard entrance at Vine Street will be divided and redistributed. The long term goal is to reduce the expense of annuals. Sheri Chaffee-Johnson, Special Projects volunteer, will organize the event in early fall. If you're interested in helping, check our Facebook page or website in August for details.

Repairs on Hunter Hill Road walking path underway

Work has begun on several areas along the Hunter Hill Road path to remove and replace uneven segments. Sealcoating of the entire path will follow. Asphalt Maintenance and Paving of Spring Valley received the bid at a cost of \$4,220.

Hunter Hill Road mailbox pavers replaced with concrete

All 11 mailbox footings on the south side of Hunter Hill Road are now much safer to use. Because of a slope, the original brick pavers were breaking up and causing a hazard for residents picking up their mail. The concrete pads were installed at a cost of \$3,400.

facebook

Stonepine's Facebook page has a new administrator. Sheri Chaffee-Johnson, a non-voting Overall Board member in charge of Special Projects, will be coordinating the page located at *Stonepine-Overall-Homeowners-Association*. Check in to find out the latest happenings or post news to share with neighbors. It's a great way to keep in touch.

Cracks on tennis, pickleball courts will get temporary fix

Due to a number of cracks reopening on the courts' surface, the Board authorized Garth Vandervorst to apply a temporary fix in time for this summer's use. The Board will begin research this fall on a long-term plan for the courts' resurfacing.

City will regrade property to reduce ice on walking path

The City will install a catch basin and regrade the corner property of Grandview Drive and Hunter Hill Road to help make the walking path less susceptible to pooling water and ice. A big "Thank-you" to homeowner Beverly Deck for allowing the city access to her property.

Board votes to reduce sprinkling on trial basis

Beginning this summer, the sprinkler system along Grandview Drive will be on every other day, instead of daily, resulting in a reduction of water usage.

It can also help keep grass healthy, according to the University of Minnesota Extension. Its website states that it's "desirable to keep the interval between waterings as long as possible. Deep, infrequent irrigations cause plants to develop deep, strong root systems."

The trial will be interrupted during the Grandview Drive project, but will continue in fall, after which the Board will assess the results.

Part of irrigation system will be temporarily removed

The process of removing the curbs and gutters along Grandview Drive will require temporary removal of the zone lines feeding into the irrigation system. Jeff Hoff of Hoff Yardworks will be removing the lines and sprinkler heads as the construction crew removes the curbs and gutters. Hoff will replace them after the curb and gutter work is completed. At this time, it is unknown whether Hoff can use the existing parts or new ones will be needed. A preliminary estimate for the removal/replacement is around \$15,000.