

Dominion Club News Brief

DCHA Maintenance Contracts

Lawn Care

Bids were solicited from Abbruzzese, Ciminello, and Brickman for lawn care. Ciminello did not bid. Brickman's bid for lawn care was judged unacceptable because they appeared to be "low balling" the bid to win the contract. Their bid was 60% of Abbruzzese's bid. All bids included mowing for the reserve areas on Camden Drive and near the clubhouse. Abbruzzese offered a 5% annual discount for a multi-year contract. The Board selected Abbruzzese, our current contractor, for a three year contract. The 2013, 2014, 2015 annual prices for lawn care are about \$2,000 below what we are paying in 2012. That is a bargain considering that the care for about 2.5 acres of reserve ground was added to the new contract. Check the website for the general month by month schedule of work.

Fertilization, Weed and Lawn Insect Control

Bids were solicited from Abbruzzese, Ciminello, Brickman and TruGreen. Ciminello did not bid. The Brickman bid was about 30% higher than the other bids. Past quality experience with Abbruzzese lead the Board to select TruGreen, the current contractor, for a new three year contract. The annual price for the new TruGreen contract is about 20% (\$1,500) higher than 2012 partly because weed control for 2.5 acres of reserve ground was added. Check the website for the general month by month schedule of work.

Snow Removal

Abbruzzese was the only bidder and their bid for this work is contingent on winning the lawn care contract. The new time and materials contract is for three years beginning with the 2012-2013 snow season. The factors that determine the actual cost are the number and the severity of snow storms in the season. The budget is set to handle an average season. Hope for mild winters.

Pool Service Contract

Endless Summer, the current pool service contractor, submitted a bid for 2013 service. The annual price for the 2013 service is the same as for 2012. Endless Summer offered a 5% discount for a three year contract. The quality of their work has been excellent, so a three year contract was signed.

Summary - The good news is that these contracts, which make up about 40% of the operating budget, will not cause an increase in the in 2013 monthly fees!

Fall Lawn Aeration

Lawn Aeration is done every other year, and this year is it. It is tentatively scheduled for late October or early November. A more specific schedule with preparation instructions will be sent to homeowners in October.

DCHA Rule Changes

At the DCHA board meeting on August 27, the board made the following rule changes which can be found in the DCHA Handbook on the DominionClub.org web site. They are:

IX. Membership/Activity Keys on page 9 (added a fee for additional key(s) or lost key(s) replacement @ \$25/key)

Over the years, quite a number of people have moved from the Dominion Club without turning their keys over to the new homeowners. The supply of keys is about to run out so the board decided to replace the locks and get new keys. By adding a \$25 replacement fee, the board expects to have better control of the keys and to encourage people to be more careful not to lose keys. Individuals who lose keys will be responsible to cover the replacement cost instead of the association.

XIV. Exterior Modifications on page 12 (added Item 10, Roof Attachments)
A current provision in the handbook had caused one homeowner to believe they could make any yard decorations in the back of their home if those decorations could not be seen from the front of the home. They interpreted that they could put a weather vane on the back roof of their home. When the board learned of the weather vane, a review process was followed and the board asked for the weather vane to be removed from the roof. The board was concerned that the weather vane would set a precedent for other homeowners to attach other types of items (lights, solar panels, antennae, etc) to their roofs. The Handbook change now will state that "no items" are to be attached to the roof.

XXI. Satellite Dish Installation Application on page 19 (added 'reason' in case of denial)

When a request is denied the board will give the reason for disapproval.

XXIII. Exterior Modification Application on page 20 (added 'reason' in case of denial)

When a request is denied the board will give the reason for disapproval.