

Amherst Woods Homeowners Association Board Meeting

August 3, 2026

Attendees - James Barnhill, Denise Gagnon, Doug Gagnon, Martha Hanner, Marc Litman, Betsy Mullins, John Siano, Lynne Thompson

Welcome

President Martha Hanner called the Zoom meeting to order at 7:03 PM.

Financial Update

Treasurer, Marc Littman provided a financial summary of the current AWWHA balance sheet. The report was straight forward, but noted 23 households had not paid the annual AWWHA fee of \$150.00 which was due on December 1, 2025. Of that, six or seven households are routinely delinquent.

Discussion:

- ***Delinquent payments*** - It was suggested as in previous years that a reminder letter go out to delinquent households with a goal that payments are received before the close of the fiscal year. Board members will send the name/addresses of the contacts they will make to Marc. Betsy Mullins emailed board members a copy of the letter used in the past which could be customized and includes payment instructions. Jim Barnhill followed up after the meeting with an email suggesting a few edits to the letter.
- ***Late fee assessment*** - A brief discussion followed regarding adding a late fee to delinquent households, no action was taken.
- ***AWHA fee increase*** – Martha polled the Board about raising the AWWHA fee next year by \$10.00 to \$160.00. After a short discussion it was recommended that we wait until the end-of-year financial report is available and we have the FY27 contract for landscaping services which is our largest expense at about 85% before a decision is made.
- ***PayPal user fee*** – John Siano initiated a discussion of PayPal fees. AWWHA fees can be paid by check or online through PayPal which charges a 3.3% transaction cost. Most Amherst Woods households use PayPal. Options were briefly discussed such as adding the fee on to users of PayPal. Marc had done some research and found there were some other options to explore further. After a brief discussion of pros and cons, Martha suggested the Board revisit in September before the AWWHA annual meeting.

- **Insurance cost for common land** – Marc reported no positive change to the existing arrangement. He will continue to pursue other options for a lower insurance carrier. In addition, he will try to see which insurance carrier covers Echo Hill because that has similar common land needs. Marc does not anticipate a price change for next year.

Landscape Committee Report

Denise Gagnon provided a detailed report of the landscape and maintenance services provided to date. The landscape Committee has been very pleased with the work completed by Omasta and their response time. It was noted that Bartlett Tree Service had treated the crabapple trees at the bottom circle of Trillium Way for a fungus. The Committee is waiting to see what the bid will come in at for FY27.

Discussion:

- **Electrical Boxes** – A lengthy discussion on the deterioration and safety concerns of several Eversource electrical boxes throughout Amherst Woods. It was noted that prior to 2019 an email was sent to Eversource reporting broken and rusting boxes. A few were repaired at that time. Recently John photographed damaged boxes and sent an inquiry to Eversource but got no response. Action: Martha and John will discuss a plan to move forward with Eversource.
- **Mowing Common Area** – There was a brief discussion on the streetscape of common areas and was noted that some of these areas such as the strip above the sledding hill are not part of Amherst Woods and not maintained in our contract with Omasta. Action: John offered to mow some of these grassy strips near his home and will review the common area map on the AWWHA website.

Social activities

Hosting an Amherst Woods Free Stuff Day was discussed. Everyone agreed it was a good idea. After a brief discussion on dates, it was recommended that John get a small group together to finalize. Promotion will be through the Amherst Woods listserv and the NextDoor website.

Other Business

Lynne Thompson shared a phone conversation with an Amherst Woods neighbor who was concerned with unkept property and unsupervised children playing in the road. After a brief discussion it was noted that Amherst Woods no longer has bylaws, but personal property conditions are not enforceable regardless.

Martha will send out an email to schedule a Board meeting in September.

The meeting adjourned at 7:50PM

Respectfully submitted, Lynne Thompson