



November 2, 2007

**Vie Email and Hand Delivered**

Board of Directors  
Doverbrook Condominium Trust  
50 Doverbrook Rd  
Chicopee, MA 01022

RE: Response to the Landscaping Committee Report  
by the Board of Directors: Open Letter

**Board of Directors,**

The Landscaping Committee is in receipt of the Board of Directors decision expressed via email dated October 31, 2007, from Robert Clary, Board of Directors, in regards to the Landscaping Committee Report.

**The Landscaping committee rejects in total the decision(s) of the Board of Directors in regards to the Landscaping Committee Report.**

It is the opinion and intent of the Landscaping Committee to hold the Board of Directors responsible for its mismanagement, incompetence, and wanton disregard of its obligations in the performance while serving the Doverbrook Unit Owners.

**Reasons as follows:**

**1. Non Payment:**

The Landscaping Committee notes that Tree New England has still not been paid for the Tree Report, as commissioned by the Board of Directors. The Landscaping Committee has still not received the Tree Report as of this date.

The Board of Directors and the Doverbrook Property Manager has made multiple statement(s) that payment has been made, when in fact they have not.

This conduct is reprehensible and actionable. It denotes an attitude that is beneath the level of conduct required to serve on the Board of Directors, and represents the Doverbrook Unit Owners poorly in the community.

The Landscaping Committee requests that remuneration and restitution be made immediately without delay and without excuse.

**2. Liming:**

Initial discussion centered on the decision of the Board of Trustees to "Proceed with the liming as scheduled and to hold off on the organic fertilization until Spring..."

The Board of Directors provided no rational thought to the Landscaping Committee as to why they decided to continue liming.

The Landscaping Committee came to the conclusion that the decision of the Board of Directors to continue the liming this fall is unsubstantiated as the Landscaping Committee specifically recommended against liming due to the fact that there is not sufficient soil sampling to indicate what and where treatment should be made.

In addition, the liming will not significantly adjust the soil pH in the quantities being used. This is a total waste of money and resources as indicated in the Landscaping Committee Report as submitted to the Board of Directors.

### **3. Fertilization:**

It was noted the by the Landscaping Committee that the Board of Trustees decided to "...hold off on the organic fertilization until Spring..." (2008).

The Board of Directors indicated that "...--the main reason was that we (Board of Directors) were unsure what was going to happen to the rest of the property (which was not fertilized)".

After discussion the Landscaping Committee decided that the reasoning provided as to why the Board of Directors decided not to fertilize was ludicrous and did not warrant comment.

Discussion ensued as to why the Board of Directors would provide such an irrational objection to fertilizing in the fall, as suggested by the Landscaping Committee report, and then suggest fertilizing in the "Spring" (2008), when the Landscaping Committee specifically recommended against fertilization in the spring.

In the absence of any ration thought process, it was suggested that the only explanation under these circumstances, was that the budgeted monies are not available.

The current Budget for Fertilization (which includes Liming) is \$35,000. To date this year (2007), no money has been spent on fertilization. To date this year (2007, \$6,000 has been spent in the spring of 2007 for liming.

**As of this date, the budget should have on account is \$29,000.**

The Landscaping Committee is making a formal request to the Board of Directors, for a full accounting of the Fertilization Budget, an accounting of monies spend to date, and a full accounting of any and all monies that are not currently in the Fertilization Budget as appropriated in the Doverbrook Budget.

It is the intention of the Landscaping Committee to hold the Board of Directors directly responsible.

#### **4. More Detailed Plan:**

The Landscaping Committee noted that the Board of Directors "...would like a more detailed plan..."

The report of the Landscaping Committee is already over several hundred pages long, with appendices, mapping, and covering over twenty subcategories.

The Landscaping Committees analysis and recommendation is that we do not need more plans.

The Landscaping Committee is recommending that the Board of Directors considered the plan submitted in its entirety.

#### **5. Utility Wires**

The Landscaping Committee has made recommendation as regards contacting the utility company to resolve the dangling wires and iron pipes, cut wires, and guidelines that have accumulated on the Doverbrook grounds.

Because of the severity of the situation, the Landscaping Committee is looking to an immediate rectification of the problem. The Landscaping Committee requests to be appraised of the progress by the Property Manager.

Respectfully submitted,

#### **Ken White, Chairman**

Landscaping Committee  
Doverbrook Condominium Trust

#### **Members:**

Ken White  
Jessie Reid  
Phil Ogiba  
Douglas Lyman

#### **CC:**

Rosemary Costa  
Robert Clary  
Lori Reynolds  
Steve Lamanis  
Robert Bens  
Michael Wright, Property Manager

File: With attachments

Email: Board of Directors Response 10-31-2007

Landscaping Committee Minutes: 11-1-2007