

**SHERMAN PINES HOMEOWNERS' ASSOCIATION, INC.**  
**Edgewater Management Group, LLC**

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December 2nd, 2024

Attendees: Scott Wiggins, Karen Carpenter, Tom Wysocki, Ryan Dickey,  
Kelly Wolfe

Absent: Jared Burns

Meeting started at 7:00 PM and ended at 8:37 PM

**Board Positions**

President - Ryan Dickey  
Vice President - Jared Burns  
Secretary - Karen Carpenter  
Treasurer - Scott Wiggins  
Board Member - Tom Wysocki

**Past Due**

- The judge has signed the judgement for the one homeowner that has not been paying and the lawyer was involved in the collection process. Judge Muller just signed an order awarding Sherman Pines judgment in the amount of \$1,222.00 for HOA dues and attorneys' fees and costs in the amount of \$4,275.00 for a total of \$5,497.00.
- One homeowner that had a large balance paid \$405.00 on 11/26 has a balance of \$105.00 including December's assessment. Edgewater will send an updated statement to this homeowner.
- One homeowner has a large balance, and they stated the following: Said she would be sending in the payment within 30 days. I sent her an email advising her it needed to be paid by 12/20 and if some sort of payment could be sent in the meantime. She has not replied as of today.
- One homeowner has not been paying the correct amount and has incurred large late fees. The board would like to collect the assessment part that is part due and waive the late fees. This homeowner needs to adjust their autopay amount to the new monthly dues. Edgewater will attempt to reach out to this homeowner again, but they have been unresponsive to phone calls, emails, and the letter that was sent.

**Tree Requests**

- 8 Peachtree Lane - the board has agreed to a 50-50% split in

costs with the homeowners for the large tree on common land that is impacting a shed. The shed is on common land and needs to be moved to the deeded property once the tree is removed a new shed is put into place.

- 60 Peachtree Lane - the tree to the left of the house (looking at the house) was approved to be removed. The tree to the right of the house was not approved but if the homeowner has concerns with the tree and would like for it to be removed then the board has approved homeowner expense for removal providing, they use an insured tree company. The trees will need to be removed via access from the homeowner and not the other development behind Sherman Pines since we do not want that liability on the HOA for gaining access from the other development.
- 30 Fawn Lane (Scott abstained from the vote since this is common land bordering his property). The tree is rooted up to the foundation of 30 Fawn Lane and the board approved the removal of the tree in common land. This is also an access road area so this will be assisting in future leach field work that may be needed to gain access.
- 46 Fawn Lane - the board approved the tree to the left of the two trees marked. This tree has a rotted base, the other tree that the homeowner marked for removal was deemed to be alive by Ward Bros when they were on-site. This tree is on common land and will be an HOA expense.

#### **Insurance Quote**

- The board approved the Crime policy renewal from Associates of Glens Falls. The policy amount is the same as last year and we were informed by Associates of Glens Falls that this was a good rate, and they had made a comparison against other insurance carriers.

#### **Board Resolution/Positions**

- Ryan is going to draft the resolutions for the board positions. These will be used to change Key Bank and Hudson River Credit Union bank accounts as needed.

#### **Corporate Transparency Act**

- Karen was familiar with this new requirement; we think we can fill it out either all together one evening or by sharing the information that is needed. Scott is going to check into this further and we need to have this submitted and sent to Edgewater by January 1, 2025.

#### **Septic Quote**

- The board has agreed to stay with Stone for the septic pumping for 2025 and 2026 with a two-year agreement and a fixed 7% increase in costs. Edgewater went out for quotes with two other companies and Stone was the cheapest option.

#### **By-Law Changes**

- We will discuss sometime in January how best to proceed with this. The suggestion from Ryan was to have two board members and additional homeowners involved in the committee.