



Woodhaven Elder Housing
c/o Alan Slawsby & Associates, Inc., Managing Agent
P.O. Box 6700
Holliston, MA 01746-6700

Minutes Elder Housing Committee Meeting
April 28, 2025

The meeting was called to order by Steve Petty at 3:00 PM. Committee members present were: Kitty Sturgis, Steve Petty, and Pamela Dowse. Also present was Kristina Gallant and Maura Bennett from the COA and Claire M. McClellan from Alan Slawsby & Associates.

Residents in attendance were Marie Elwell, Joanna King, Judy Costello, Margo Powicki, Roberta Heffron, Boomer Michel, Richie Blatte, Anne Copponi, and John KilBride.

The meeting notice and posting verification was received from the Town Clerk's office.

The minutes of the EHC meeting on March 20, 2025 were approved.

Council on Aging Report- Kristina Gallant

What's Happening in May & June

Fitness Classes

- Zoom classes - Tone & Stretch on Tuesdays and Cardio on Fridays
- In-person classes - Fun Fitness on Mondays, Tai Chi on Wednesdays, Thursday Weekly Walks

Coming up in May...

- Speaker Series: Planting Seeds to Successful Aging – Thursday, May 1, 8, 15 & 22 @10-11:30am, Pilgrim Church
- Veteran's Drop-in & Coffee with Ian – Friday, May 2 @ 9:00am-10:00am, COA Office, 2nd Floor
- Homeland Security Fraud Presentation – Wednesday, May 7 @10:30am, Library Trustee's Room
- Men's Lunch – Friday, May 9 @12pm, Sherborn Fireside Tavern
- Ladies Brunch – Tuesday, May 13 @11am, Sherborn Fireside Tavern, RSVP, limited space
- WhichCraft – Wednesday, May 14 @ 10:30am, COA Office, 2nd Floor (Paint by Numbers)
- Book Club – Tuesday, May 20 @ 11:00am, Library Trustee's Room
- *Woodhaven Breakfast – Thursday, May 29 @ 10:00am, Courtyard (weather pending)

- Dementia Friendly Lunch & Learn – Friday, May 30 @12pm, Town Hall, 2nd Floor
- Lifetime Learning
 - Probing the Creative Universe – Mondays, April 14, 28, May 5, 12, 19 @11:30am-12:30pm, Zoom
 - Law and Order: A New Educational Series – Monday, April 28, May 5 & 12 @10:30-11:30am
 - History Series - Mondays, May 19, June 2, 9 & 16 @ 2:00pm-3:00pm

Coming up in June...

- Garden Party Brunch at Silverwood Farm – Monday, June 2 @10:00am
- Cornhole & Pizza – Monday, June 9 @ 11:30am, Town Hall, 2nd Floor
- Rob Natoli Swing Band & Lunch – Thursday, June 12 @12:00pm, Library Community Room
- WhichCraft – Wednesday, June 11 @10:30am, COA Office, 2nd Floor
- Men’s Lunch – Friday, June 13 @12:00pm, Sherborn Fireside Tavern
- Book Club – Tuesday, June 17 @ 11:00am, Library Trustee’s Room
- Juneteenth presentation by Brenna Greer & Pizza – Wednesday, June 18 @12pm, Library Community Room
- Dementia Friendly Lunch & Learn – Friday, June 20 @12pm, Town Hall, 2nd Floor
- Garden Party Breakfast at Unity Farm Sanctuary – Thursday, June 26 @9:30am

Upcoming Trips (transportation included):

- A Floral Flair - Newport Flower Show - Friday, June 20
- Lobstahs and Laughs - The Bobby Darling Show - Wednesday, July 16 (Foster’s Clambake, York, ME)

Please RSVP for all programs

Reminder to visit our website for the latest updates sherborncoa.org. We’re here to support all residents, and we’d love to hear your thoughts or suggestions. Feel free to give us a call at 508-651-7858 or email us at coa@sherbornma.org. We’re always happy to help!

Building Maintenance Report – Steve Petty

- No report

Landscape Report – Kitty Sturgis

- Landscaping is over budget for this fiscal year.
- A proposal from The Constant Gardener for gardening services from May through October was presented. The Committee voted unanimously to approve the \$13,262.50 contract.

Treasurer’s Report – Kitty Sturgis

- The budget remaining for fiscal year is \$140,156.25.
- New dumpster enclosures will be included in next year’s budget at a cost of approximately \$10,000.00.

Management Report – Claire McClellan

- This is the last call for a copy of your tax return if you feel you might qualify for a \$100.00 reduction in your rent. I must have it no later than Wednesday afternoon. Another reminder also for a copy of your renter's insurance policy.
- Carey once again had to secure the latch on the dumpster gate. He asked when you are leaving to take a minute before you walk away to see that the latch is secured in place. We have been getting a lot of wind this Spring and the gate has been a problem when it is not secured properly.
- I received a phone message that the new TV would not go on. Carey responded and found that the surge protector was the culprit. He spoke with Ernie Bonos, the electrician, who told him the part that he needed to get it running again. It is now working properly.
- I am working on an updated version of the Resident Handbook. One item that will be included is when a resident is away for longer than a week, I must be notified by phone or an email. Carey will check your apartment weekly while you are absent. It was agreed years ago that he would be compensated \$25.00 weekly for a visit to your apartment. When he arrives, he checks the hot water heater, runs the hot and cold water in the bathroom and kitchen, flushes the toilet and checks around the windows and ceilings for any leaks. The Committee suggested if a resident is hospitalized or away from his/her apartment for a medical condition Carey will still check the apartment at no charge to the resident. The vote was unanimous 3-0 to add to the Handbook.
- A reminder to everyone that your emergency pendant works only from Woodhaven. It will not notify emergency personnel once you leave the property.
- Gem Plumbing and Heating met with Carey to get the air conditioning for the hallways ready for the season. The technician found two drain lines in the attics in buildings 2 & 3 that need repair as they are currently cracked. Additionally, two condenser capacitors in buildings 1&2 need to be replaced. The total cost for these repairs is \$1,670.00. May I ask the Committee to approve this proposal? The vote was unanimous 3-0 to sign the contract.
- We have not received a date yet when Whitewater and the DPW will begin the work on the water lines for Leland Farms. The water shed is going to be enlarged and digging will take place. Some cars will have to be moved to visitor parking. Once the work is completed there will be 3 parking spaces reserved for residents who have a second car. These spaces will be marked, and we have the reserved signs ready to post once the work has been completed.
- Ernie Bonos plans to make one more visit to Woodhaven this week. He said the power surge to the TV is a heads up that he must consider when wiring. He plans to have his proposal this week or early next week with work beginning in May.

- Bay State Pest Control phoned to say that on May 1st, Thursday, they will be treating the exterior of all of the buildings for insects between the hours of 12 noon to 2PM. Please make sure that your windows are closed during that time.

Public Comment

- The landscapers from Grasshopper did an excellent job with the mulch.
- Since the windows were not washed last year due to the installation of the new windows during the summer, a question was raised if they are scheduled to be done this year. (They will be washed once the pollen season is over.)
- A resident needs to have some paint removed from her bedroom windows and screen. It will be scheduled with the installer.
- A resident asked if the IN/OUT signs on the entry doors to the apartments could be removed? Claire will check with Zach Ward, the Fire Chief. (Zach gave his approval that they are no longer needed.)

The meeting adjourned at 3:25PM.

Respectfully submitted,

Claire M. McClellan, Managing Agent