



Woodhaven Elder Housing

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

Minutes Elder Housing Committee Meeting January 23, 2025

The meeting was held in the Community Room and was called to order by Alycia Goody at 3:05 PM. Committee members present were: Alycia Goody, Kitty Sturgis, Pamela Dowse, Steve Petty and Mary Roque. Also present was Eric Johnson, Chair of the Town of Sherborn Select Board, Claire M. McClellan from Alan Slawsby & Associates and Kristina Gallant and Maura Bennet from the COA.

Residents in attendance were Marie Elwell, Joanna King, Judy Costello, Margo Powicki, Roberta Heffron, Bob Williamson, Bonnie Chick, Boomer Michel, John KilBride, Mary Kaine, Polly Leland-Mayer, and Nancy Christofferson.

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

The minutes of the EHC meeting on November 21, 2024, and December 19, 2024 were accepted. Since she had not been appointed to the Committee at that time, Pam abstained from voting.

Prior to the start of the meeting Eric Johnson was handed the remote controllers to the new TV that he generously donated to Woodhaven and was asked to be the first person to officially turn it on.

Council on Aging Report- Kristina Gallant

Fitness Classes

- Zoom classes - Tone & Stretch on Tuesdays and Cardio on Fridays
- In-person classes - Fun Fitness on Mondays, Tai Chi on Wednesdays, weekly walks on Thursdays
- NEW Fitness Class with Laila "No Obstacles to being Fit – Just Results!" starts next Friday, January 31 @ 10:15am, Town Hall, 2nd Floor. Runs for 4 weeks. Weighted vests will be introduced to help build strength and stability.

Upcoming events in February...

- Valentine's Card Making and Cookie Decorating with Woodhaven Residents – Tuesday, February 4@ 10:30, Woodhaven Community Room. We hope you will join us, the COA will bring all the supplies.

- Community Coffee Bar – every Wednesday @9:30am-12:00pm, Sherborn Community Center
- Mahjong – every Wednesday @ 10:00am, 2nd Floor Conference Room
- WhichCraft – 2nd Wednesday of each month, February 12 @10:30am, COA Office (*we are making “no sew” pillows*)
- Thursday Café (formerly Senior Café) – every Thursday @12:00pm, Pilgrim Church

Reminder: Check the calendar on the website <https://sherborncoa.org> or call to confirm location, several will be held at Town Hall or the Library this Spring

- Men’s Lunch – Friday, February 14 @12pm at Fireside Tavern
- Lifetime Learning
 - History Series, Tuesdays, Feb. 25, March 4, 11 & 18 @2:00-3:00pm, Sherborn Town Hall, 2nd Floor
 - Art History: Post Impressionism, Fauvism, Cubism, Mondays, March 10, 17, & 24 @10:30am, Sherborn Library Community Room
 - Challenges Facing American Politics, Tuesdays, March 25, April 1, 8 & 15 @ 2:00pm-3:30pm, Sherborn Town Hall, 2nd Floor
 - Native Wildflowers, Mondays March 31 & April 7 @10:30am, Sherborn Town Hall, 2nd Floor
 - Book Group – Tuesday, February 18 @11:00am at the Sherborn Library
 - Lunch & Learn – Friday, February 28 @12pm at Sherborn Town Hall, 2nd Floor

Coming up in March...

- Ladies Lunch – Tuesday, March 11 @12pm at Noon Hill Grill, call soon to RSVP, limited space

*Please RSVP for all programs. Be sure to check out the website for updates.

We are still providing ongoing support services to residents. If residents have any suggestions, we are open to hearing them. Call 508-651-7858 or email the office at coa@sherbornma.org

Building and Maintenance Report – Steve Petty

- No report at this time.

Treasurer’s Report – Kitty Sturgis

- Expenses for the month of January to date amounted to \$8,790.73.
- The total maintenance budget remainder at this date is \$222,688.82. We are holding our own.

Management Report - Claire M. McClellan

- There are 2 vacancies at this time. One is the accessible apartment 2A and the other is a one-bedroom apartment 2E. I have started calling those who have his/her name on the waiting list. Once I make a second phone call and the applicant rejects it, their name then goes to the bottom of the list.

- I phoned the electrician, Ernie Bonos, about a parking lot light that was out in the visitor's parking area. When he arrived, he had to turn on all the parking lot lights and found the lights in the area on the left side of building 1 were all out. He found a cut wire over by the water shed. If you notice a light out, please let me know.
- I received a phone call from a resident who reported hearing a loud beeping sound coming from the generator behind building 2. I phoned Sean from the DPW who went to investigate. He just had to push the reset button. He requested that I tell all the residents if you hear that sound, call me immediately and he will respond.
- Last year several residents placed their poinsettia plants outside their door along with the trash. They were not taken away by the cleaners. Just a reminder that it is not their responsibility to bring the plant to the compost pile and then put the container in the recycling bin.
- Interaction with vendors is an item I must discuss. Each vendor is at Woodhaven to complete a job that has been assigned to them. Most vendors are paid by the hour, some by a contract for the total cost of the job. It is imperative that while they are working, that there is no interaction with them by a resident, a greeting is fine. Let them do the work that they have been assigned to do. During the recent TV installation this week, Ernie Bonos, the electrician, was approached many times by residents asking him questions. There was no need for a resident to be present in the Community Room while he was doing the installation. It is a distraction to this contractor who is working with electricity and advanced wiring, a very dangerous job. He mentioned to me that one resident approached him, he requested that this person move away since he had all his tools laid out across the floor, yet this request was ignored and the resident walked right by him. This is totally unacceptable.
- Ernie finished the TV installation. One last item is a bracket for the sound bar which he ordered, and he will have it next week and will return to set it up. I will let all residents know when he plans to return so that if they have questions, he can help them at that time.

Chair's Report – Alycia Goody

- Alicia, on behalf of the Committee and residents of Woodhaven, gave many thanks to Eric for the new TV.

Public Comment

- Mary Roque suggested that perhaps the furniture may need to be re-arranged for better viewing of the TV. Alycia suggested if residents have some ideas they should discuss it at the next EHC meeting. Carey would then be asked to move the furniture. It should not be done by residents as it is a liability issue. We do not want someone getting hurt or furniture damaged.
- There is a light behind the greenhouse that needs attention. Also, the door at the back of building 3 is difficult to open. The door closer needs to be checked.

The meeting adjourned at 3:29PM. The next meeting is scheduled for February 20, 2025.

Respectfully submitted,

Claire M. McClellan
Claire M. McClellan, Managing Agent



January 23, 2025 | Elderly Housing Committee Meeting

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SEHC Treasurer's Report
January 23, 2025

		Collected		Balance	
Warrant Date	CODE	FY2025	Balance	Expense	Expense
	FY2025	7/1/24	12,31,24	1,3,25	1-16-25
Electricity	5210	27000	19706.10	342.94	2568.65
Outside Maint./Landscape	5240	17036	3319.20		3319.20
Repair/Maintenance	5242	77700	51021.41	899.00	50122.41
EH Renovations Expense	5243	100000	45334.47		45334.47
Apartment Turnover Exp.	5291	12000	11950.00		11950.00
Fee for Service	5300	21411	21411.00		21411.00
Legal Services	5303	1000	1000.00		1000.00
Water Treatment Facility	5310	23000	*13198.66	4871.60	12911.06
Prop Mgmt Contract	5312	27198	*14732.25	1133.25	12465.75
Alarm systems Expenses	5318	17427	4904.99	100.54	9804.45
Window Washing	5319	900	900.00		900.00
Lift and elevator Costs	5320	14400	12953.86	43.67	12910.19
Cleaning Contract	5321	18736	11221.00	1563.00	9718.00
Postage	5345	350	182.34		182.34
Office Supplies	5320	0	0		0
Community Room Exp	5580	8631	6494.63	120.42	6379.21
Insurance	5740	5700	5700.00		5700.00
BLDG Generator #2	5850	4675	2444.74	458.41	1986.13
Total Maintenance Budget		377164	231479.65	4042.28	4748.45
Debt Service		42062	45919.61		45919.61
TOTAL BUDGET		414226	277399.26		268608.43

12,31,24

* correction - FINAC DB,
KRS
5310 12065.41 13198.66
5312 15865.50 14732.25
* 1133.25 recorded 103
Wrong code #,
Total Balance - correct,

Katharine R. Sturgis
1-23-2025



Woodhaven Elder Housing

c/o Alan Slawsby & Associates, Inc., Managing Agent

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Telephone: (781) 237 6498

claire@slawsby.com

Management Report January 23, 2025

Unfortunately, we have two residents who are in the process of moving from Woodhaven. As a result, we have two vacancies. One is the accessible apartment 2A and the other is a one-bedroom apartment 2E just above. I have begun calling folks who have their name(s) on the waiting list. Once I make a second phone call about a vacant apartment and the applicant rejects it, their name then goes to the bottom of the list.

I called Ernie Bonos, the electrician, to inform him that a parking lot light was out by the dumpster at building 3. When he arrived, he had to turn on all the parking lot lights and found that the lights in the area on the left side of building 1 were all out. He found a cut wire over by the shed. If you do notice a light out, please let me know.

I received a report from a resident that a loud beeping sound was coming from the generator behind building two. I phoned Sean from the DPW who went over to investigate. He just had to push the reset button. He asked that I tell all the residents if you hear that sound call me immediately and he will respond.

Last year several residents placed their poinsettia plant(s) outside their door along with the trash. They were not taken away by the cleaners. Just a reminder that it is not their responsibility to bring the plant to the compost pile and then put the container in the recycling bin.

Grasshopper has been most responsive cleaning resident's cars after a storm is over.

One last very important item that must be discussed is interacting with vendors. Each vendor is at Woodhaven to complete a job that has been assigned to them. Most vendors are paid by the hour, some by the cost of the job. It is imperative that while they are working, that there is no interaction with them by a resident, a greeting is fine. Let them do the work they have been assigned to do. During the TV installation this week Ernie was

approached many times by residents asking him questions. There was absolutely no need for a resident to be present in the room while he was doing his work. It is a distraction to this contractor who is working with electricity and advanced wiring, a very dangerous job. He mentioned to me that one resident approached him, he requested that this person move away since he had his tools all laid out across the floor yet this request was ignored and the resident walked right by him. This is totally unacceptable.

Ernie finished his work and said the TV is up and running. He ordered the bracket for the sound bar and he will have it next week. He will return to set it up. I will let residents know when he is returning so that if they have questions he can help them at that time.