



Chelsea Woods Trails

1505 Yuma Lane N., Plymouth, MN 55447

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Contact Information

Chelsea Woods Dues:

Information included on invoice from UpToDate Bookkeeping.

Resident Information:

Chelseawoods.org

Questions, Comments, Concerns:

info@chelseawoods.org

Board of Directors

President - Tom Navratil

Vice President—

Secretary/Treasurer—Becky Evenson

Member at Large - Roderick Hedner

Member at Large - Dave Wilson

Member at large - Barb Drewes

Progress Not Perfection

Our community is 50 years old this year. As time has passed the focus has shifted and then shifted again. Some years the focus was on building or repairing community amenities, systems, or grounds, other years the focus has been on recovering from calamities like ice dam damage, storm damaged roofs, dying/dead trees, etc.

Each one of the 224 owners has a preference on what the focus should be, or a group of people, say 10, that is .024% of the community. Some want the tennis courts in good repair so they can play tennis or pickle ball, others want walking paths for enjoyment, exercise, or dog walking, and others want beautiful grounds, swimming pools that are safe and attractive. I could go on but I think you get my drift.

The goal is to be continually making progress for better grounds, walking paths, facilities. Being fiscally responsible, weighing the needs and the wants, and considering community wellbeing and safety. In other words, progress not perfection. Perfection can be the goal but it is a constantly moving goal.

Our community has hit the 50-year mark. There are many things that need fixing, and updating. We cannot do it all at once. Progress not perfection.

Night to Unite

Tuesday, August 5th 6:30—9:00

Last years gathering was well attended and we hope to attract more residents this year. Several people gave us their contact information and were interested in being a part of the planning. You know who you are and we will be contacting you soon. If you didn't signup during last years Night to Unite and would like to help with this years gathering send us an email at info@chelseawoods.org.

We have registered with the City of Plymouth and will be entered in a lottery to find out what type of public service vehicle/person that will be visiting our gathering.

Watch for further details in you email and at the mailboxes.

Volunteers Needed

Gardeners:

Are you able to get down on your knees and back up with out difficulty? If the answer is “Yes” we need your help. Even if you are willing to donate one hour of your time, we can use your help maintaining the many gardens in Chelsea Woods.

There are five gardens at the various entry's to Chelsea Woods.

- Two at the entry off of County Road 6
- Two at the entry off of Dunkirk Lane
- One at the entry off of Vicksburg Lane

They are relatively new gardens and they require a light weeding, fluffing the mulch, trimming and basically tidying up.

Please contact info@chelseawoods.org with your contact information.

Basketball Court:

The new backboard/basket are up at the newly resurfaced basketball court. All we need are the three point lines. We are seeking a knowledgeable basketball player who would volunteer to paint the lines on the court. CWA will provide the supplies. Contact info@chelseawoods.org if you are interested in volunteering.

The “Chelsea Chop”

No it isn't a new dance. The name “Chelsea chop” comes from the Brits because they do it around the time of the annual Chelsea Flower Show in May. However, for many areas, the timing is simply late spring or early summer. For me, it should be called the “4th of July chop,” since cutting the plants any later than that won't give them enough time to recover and blossom before fall.

The whole idea is that one hour of pruning now would result in three more weeks of flowers at the end of their season! As well as extending the blooming season, you are controlling the growth and shape of your perennials for a better-looking, fuller, more compact plant. This pruning technique is especially suited to perennials that get too tall and leggy, such as phlox, aster, and sedum.

The sedum cuttings can be rooted to produce new plants

Watering Reminder

The City of Plymouth limits the watering of lawns from May through September.

⇒ Odd house numbers can water on odd numbered dates and even numbered houses on even numbered dates.

⇒ No watering between Noon and 5:00 p.m.

Summer Reading Suggestion

Let me introduce the Fugates. They were a family that lived in the early 1800s commonly known as the “Blue Fugates” or “Blue People of Kentucky”. They were born with a genetic trait that led to a blood disorder called methemoglobinemia, which causes the skin to turn blue. Google it if you are interested in more information.

The Book Woman of Troublesome Creek by Kim Michele Richardson, begins in 1935, where we are introduced to Cussy Carter a young woman who is one of the last living female of Blue People ancestry. She is employed by the WPA as a Pack Horse Librarian. With her mule she travels through the mountains delivering book, periodicals as well as homemade scrapbooks to the residents.

This book caught my attention because it was about books, and kept my attention with a view into the life of poverty, discrimination, family life, and the social and legal



rules during that time. I also was listening to the book on my Libby app, and it felt like Dolly Parton was reading the story.

I followed that book up with The Book Woman's Daughter as a continuation of the story through the eyes of Honey Lovett, the book woman's daughter.

Mission Statement

“To maintain and preserve our natural environment while enhancing quality of life, property values and our unique community”

Around Town

The Farmer's Market (Wednesdays, 2:00 p.m.—6:00, June 18—October 1)

In the parking lot across from Parkers Lake on County Road 6 not only can you purchase fresh produce, there are also locally produced arts & crafts, baked/canned goods and music. There are also food trucks, and information booths. Some but not all vendors accept credit cards. For all the dog owners here in Chelsea, dogs are not allowed at the farmers market.

Music in Plymouth (07/02/2025 - 5:30 p.m.-10:00 p.m. at the Hilde Performance Center)

Plymouth's signature summer event, Music in Plymouth returns for the 53rd year Wednesday, July 2 at the Hilde Performance Center, 3500 Plymouth Blvd.

Presented by the Plymouth Civic League and City of Plymouth, the event begins at 5:30 p.m. and offers food, fun and entertainment – featuring a performance by the Minnesota Orchestra.

Music in Plymouth Lineup

Music in Plymouth begins with a welcome, followed by performances featuring Pan-Handlers Steel Drum Band, Los Alegres Bailadores and Jennifer Grimm. Musicians and roving entertainers will also perform around the grounds of the Hilde, and a variety of children's activities will be available throughout the evening.

After the opening lineup, the Minnesota Orchestra will perform classic and modern scores leading up to the grand finale – a spectacular fireworks display. Community members should bring money for a variety of food trucks and concessions. Attendees may bring picnic suppers, and blankets/chairs for seating.

Reserving Spots, Free Shuttle

Due to extensive underground wiring and sprinkling systems at the Hilde, staking and roping off seating areas is strictly prohibited. Those attending Music in Plymouth may not place blankets, chairs or tarps on the grounds until after 7 a.m. the morning of the event. Clear tarps are not permitted as they may burn the grass.

Plymouth Metrolink will shuttle attendees to the event at no cost from two park-and-ride locations – Wayzata High School (4955 Peony Lane N.) and the Plymouth Community Center (14800 34th Ave. N.). Shuttle service will be available from 5-11:30 p.m.



Vinegar Weed Killer

Apply vinegar weed killer when the weeds are actively growing and not stressed by drought. Typically, the best time of day to apply vinegar weed killer is in the early morning or late afternoon when temperatures are moderate, as extreme heat can cause the solution to evaporate too quickly. "Vinegar-based weed killers should be applied on a day when there's no rain forecasted for at least 24 hours," says Craig Elworthy, founder of Lawnbright. "This allows the vinegar solution to effectively penetrate the weeds without being washed away,"

How to Make a Vinegar Weed Killer

While vinegar is the main ingredient in this DIY weed killer, adding a few drops of dish soap helps the vinegar stick to the weeds and penetrate their waxy surfaces more effectively, says Elworthy.

Materials Needed

- 1 gallon vinegar
- 1 tablespoon of dish soap
- 1 cup salt (optional)

Instructions

1. Fill a container with 1 gallon of white vinegar.
2. Add one tablespoon of dish soap to the vinegar.
3. Optional: Pour in 1 cup of salt.
4. Mix the solution thoroughly until ingredients are well combined.

Pour your desired amount into a garden sprayer.

Caution About Adding Salt

Adding salt to a vinegar weed killer is optional, but it can give the solution an extra boost. "Salt can act as a desiccant and help dehydrate and kill the weeds," says Elworthy. "Be careful with salt, though, as it will alter the pH and also harm the surrounding soil if used in excess."

Limitations of Vinegar Weed Killer

Vinegar weed killer is an effective, organic way to target weeds, but there are some limitations to this treatment. "Vinegar typically acts as a contact herbicide, meaning it only affects the parts of the plant it directly contacts," says Elworthy. This means, that it will kill the weeds in your garden, but it may also kill other desirable plants by accident.

Another limitation of vinegar weed killer is that it doesn't usually have residual action in the soil, so it may not prevent weed regrowth from seeds or roots left in the soil. "For this reason, it's not effective on weeds with deep root systems like dandelions, as the herbicide does not get drawn down into the taproot," says Elworthy. Finally, a vinegar weed killer can drastically alter the pH of your soil and impact good microbes, so it's important to use it sparingly.

Free Ads—CWA Service Providers

If you have a service that you would like to offer to the residents in Chelsea Woods, send your information to cwa.newsletter@outlook.com. Some simple artwork and layout assistance can be furnished.

Bragging Rights

Are you proud of your pet, garden, holiday lights, arts and crafts, home remodel... Take a photo and send it to cwa.newsletter@outlook.com. If there is enough community interest, the photos will be grouped into themes and published as part of the newsletter. The photo on the right is an example, this Jack-in-the-Pulpit plant is about three feet tall (beverage can for size comparison). You may find some of these transplanted near our walking paths next spring.



Services Available by Chelsea Woods Residents

Jim Gregory

Handyman Extraordinaire

Text to 612-232-6686

1830 Archer Lane North Working Exclusively in Chelsea Woods
Plymouth, MN 55447 jimgregory327@gmail.com

Electrical-110VAC / Low Voltage, Plumbing, Carpentry, Mechanical, Refinishing
Maintenance, Repairs, Weather Stripping, Picture Hanging, Landscaping



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Litigation Update

As you likely are aware, Chelsea Woods has been in litigation with RowCal for the last several months.

The intention message is to bring you the facts of the case to date. The case is now in the Court for consideration of Summary judgement. Prior to this point, we were advised by Counsel to not discuss ongoing litigation.

In November 2022, nearly 70% of CW homeowners actively voted to remove the then Board in its entirety, and elected a new Board consisting of 6 members.

We dug right in and were appalled to find the level of mismanagement. It was so bad that there were 2 liens on CWA by the State of MN. Our Homeowners insurance was about to be cancelled for non-payment. Many vendors were paid more than was in the budget, and there appeared to be duplicate payments, etc.

What we found seemed egregious and we deemed a complete audit of RowCal's invoices and payments was warranted. What we found were numerous payments which exceeded their agent authority and we could not find any evidence of Board approval.

We sought legal counsel and, based on the information we had at the time, we believed a demand was warranted, as we found no evidence that Chelsea Woods authorized the payments. We believed we could recover our money from the overpayments and also for RowCal's breach of contract.

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Our Counsel sent RowCal a demand letter outlining these issues, and demanding a refund. RowCal responded, providing some documentation substantiating some of the payments at issue. However, there were still a number of overpayments that RowCal could not provide Board approval for. We sent them a second demand letter outlining each specific payment that still lacked Board approval, and the payments which we believed were double payments, once again demanding they provide the Board approval.

They provided no evidence or proof that they were authorized to do what they did. And they went radio silent for at least 5 months. After RowCal refused to respond, we initiated this lawsuit. RowCal answered, and attempted to assert a counterclaim for malicious prosecution. There was no basis in law or fact for that claim, and the Court dismissed it.

In October 2024, four of the ex-board members who were removed by 70% of CWA Homeowners, chose to defend RowCal and claim that even if they didn't know about RowCal's overpayments and double billings, they had authorized it all. This weakened our position in the case and pushed us into litigation costing us high legal fees for discovery. Where we likely could have recouped our money, we instead would be forced to spend legal money because of the thoughtless actions of these four former board members who still own homes in CWA and are members of our association.

In November 2024, the board evaluated what was next and determined that while our case is still strong, any monies awarded by the court less legal fees would be less than what we initially anticipated. A strictly business decision was made to present an offer to RowCal to resolve the case. RowCal did not want to resolve.

The assertion that we will have to pay RowCal's attorney fees in this litigation is not founded in law or fact. Namely, the contract does not allow RowCal to assess the Association for its attorney fees. And RowCal's attorney has previously represented to our attorney that the assertion that Chelsea Woods would have to pay RowCal's attorney fees in this litigation is unfounded.

Mediation was scheduled for February 2025. RowCal did not show up for the scheduled mediation.

We then moved for Summary judgement.

Summary judgment and oral arguments were heard on or about April 3, 2025. We await the judge's ruling. The matter is currently under advisement. There isn't anything more to do at this point. We will be in touch again once the order comes down.

CHELSEA WOODS BOARD OF DIRECTORS