

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
ANNUAL MEETING
February 21, 2012

ATTENDING:

In person (24 homeowners):

Debra Wallet, John Rieman, Roni Collier, Stephen Kline, Lauren & Jonathan Forry, Patrick Gridley, Marie Clark, Marilyn & Clyde Ross, Bob Anderson, Susan Werner, Duane & Susan Herman, Joan Stokes, Joyce Elfreth, Ray Follansbee, Sheren Klenoshek, Sandra Oravec, Thomas Kempf, Gina Di Stefano, Ali Zwanziger, Linda Echard, Brianne Sagan, Charles Honeywell, Isabel Heath, Tara Hummel, Dave Wenthe

By proxy (68 cards):

Richard Hawkins, Mary Calhoun, Mona Gregory, Jennifer Fogarty, Brook Harker, John Sincavage, William Kough, Samuel Lappano, Allen Haas, Brett Lechthaler, W. F. Senney, Norman Foran, J. Daniel Frost, Patricia Sabo, J. Dunkle, Rose Verdiyan, W. Dale Moritz, Joel Wasson, Louise Lauffer, Robert Bagin, Frank Coffey, Linda Morrissey, Tammy Stapf, Amy Steiner, Chris Chehovin, Patricia Lein, William Lerch, Pete Tyrrell, Brad Williams, Teri LeForge, Wendy Smith, William McCurdy, Ray Dempsey, JB Shatzer, O. Dale Wolgemuth (2 properties), Aimee Snyder, Daniel Sico, Carol Kelley, Robert Anderson, Margaret Morris, Betty Dick (3 properties), Gayle Fugate, Marleen Karns, Matt Walko, Erika Honafius, Holly Goassage, Brenda Sunday, Lynda Dorsey, Susan Bolash, Lorraine Caffarella, Pamela Porter, David Zangrilli, Brenda Chronister, Cindy Engard, Elizabeth Harner, Nicole Bedard, Richard Gordon, Debra Nock, Rebecca Scott, Michael Messmer, Marie Greider, Debra Kirby, Bryden McGarry, Rene McComas, Judith Leslie

Quorum of 88 reached with 92 voting members

CALL TO ORDER: Meeting called to order by D. Herman at 7:08 PM, in the Community Room at Messiah Village.

OPENING COMMENTS:

D. Herman announced the change in manager. Concerning the 2011 Annual Meeting Minutes, the records from last year were not found and therefore, there is nothing to approve. Those in attendance are aware the budget was approved.

G. DiStefano gave the results of the 2012 Board Election:

There were six open spots and six nominations. The three nominees with the highest votes will fill the available 3-year term positions. The remaining three nominees will fill the available 1-year term positions.

3-year term: Dave Wenthe (72 votes), Patrick Gridley (66 votes), Betty Dick (60 votes)

1-year term: Marie Clark (56 votes), Lauren Forry (54 votes), Deb Wallet (53 votes)

82 ballots were received

Current Board members in attendance introduced themselves.

2011 COMMITTEE REPORTS & ACCOMPLISHMENTS:

J. Rieman, on behalf of B. Dick, reported on Maintenance:

- Lawn Care – includes lawn mowing, edging, mulching and weed beds, trimming shrubs, cut and spray retention ponds, trim ivy, etc. at all areas including townhouses and common areas by Shope's Landscape (under contract until end of 2012).

- Snow Removal – under contract with Shope's Landscape until end of snowfall spring 2013.

- Painting Exterior of Townhouses – 42 units by Mike Hoffman
- Other Lawn Care – Early spring: pre-emergent fertilizer and weed control; late spring: crabgrass control, broadleaf weed control and fertilization; early fall: fertilization and broadleaf weed control, grub control. All work done by TruGreen.
- Pool Restroom – New urinal installed in men’s room, new 50-gallon water heater installed
- Tree Removal – About ten rotten cherry trees removed in park area near pool. About 14 trees were removed in various other areas of the townhouses due to storm damage.

Working to build up budget for substantial amount of sidewalk concrete to be repaired.

J. Rieman, Audit Committee:

The “Audit Committee” consists of one person and the process is a review of financial information including Bank Statements balanced against deposit slips, verification of two approved signatures on all checks, review of receipts as against a formal “Audit” generally conducted by an Accountant.

My last monthly report was issued in April 2011 and had six recommendations regarding housekeeping, voided checks, and a timely depositing of members’ checks. It also addressed a previous requirement regarding proof of Insurance being provided, on behalf of us, by our current Property Manager. I had further requested to revisit records for several months in 2010.

In May 2011, the Association had an open position for Property Manager. Over the following period of two months, and several days, existing Association records were returned, by our previous Property Manager, to our Board President, checks issued and deposits made by our Board President, and I routinely handled Association members’ questions and requests. These functions were done by our AHOA President and me on a gratis basis.

In late September, of 2011, the AHOA Board voted to have all checks and deposits handled by the accounting firm of Boles, Metzger, Brosius, and Emrick PC located in Harrisburg, PA.

Non-financial matters are handled by our current Association Manager Ms. Joann Davis.

G. DiStefano, Nominating and Recreation Committees:

The Nominating Committee handles the elections (as reported in Opening Comments). The Recreation Committee coordinates the pool party, yard sale, and adult swim (18 and over)

G. DiStefano on behalf of L. Dorsey, reported on the Publicity Committee:

Allenvue has a Facebook page, which is a great way to get information out quickly and ask/answer questions. The website is www.allenvue.org where you can find items such as the meeting minutes, newsletters, and ACC forms.

D. Wallet, Architectural Control Committee (ACC):

The ACC meets once per month. There are nine members who D. Wallet recognized for their hard work. Part of the ACC's responsibility is to walk around the community and to see what's new and what changes are being made. The ACC not only acts on ACC requests, but also tries to be vigilant about changes in the community. If you have a planned change to the outside of your home think ahead about your request because the ACC needs the completed forms the Monday prior to Board meeting. The more information you can give the better; be specific on your ACC request (paint samples, pictures, etc.). The ACC is trying to maintain the good reputation that the community has. Realtors would say Allenvue is a well-kept community and that is why the ACC takes their job seriously. What you might think is an improvement might not be for your neighbor. The ACC is trying to maintain integrity of community. The ACC handled 19 requests prior to this meeting and 17 were approved. The ACC tries their best to work with a homeowner who has a request to make sure it is approved.

GENERAL BUDGET:

The general budget covers all owners (townhome and single family). It includes the pool, general areas, administrative expenses, part of management fees. Everyone is able to vote. The dues are remaining the same: \$424 annual/\$106 per quarter. The pool budget is the same. We don't always know what repairs we may be required to make. It is possible we may need a lift at the pool for ADA compliance, but we are looking into that. For the general expenses what we collect, we spend.

Motion to approve the general budget by R. Collier, seconded by M. Clark.

Motion is carried with the majority in favor and one opposed. The budget is approved.

TOWNHOUSE BUDGET AND REPORT:

The townhouse budget is the same amount per quarter as in 2011, \$300 annual/\$194 per quarter.

Motion to approve the townhouse budget by C. Ross, seconded by J. Elfreth.

Motion is carried with the majority in favor and one opposed. The budget is approved.

HOMEOWNER CONCERNS AND QUESTIONS:

S. Oravec (615 Allenvue) – Has there been testing of the fencing material for fences in the rear of the properties?
The ACC did approve vinyl for the front, but it's not holding up well. As for the back of the homes, the ACC is troubled by the conditions of fences and decks. This will be the next major project and the ACC will decide on standards, expecting people to put something up in compliance with that standard. The hope is to have it done like roofing and do a whole building at one time so there is uniformity. Looking at this year, the committee will talk about specifics and try to organize leaders in each building so that fencing is done on each building at one time. There has not been testing on composite materials for the rear fencing.

T. Hummel (2105 Foxfire) – There is concern about the number of weeds in the playground area.

That will be addressed and taken care of.

R. Follansbee (524 Allenvue) – Will a sidewalk repair list be published?

That can be added to the website and will be communicated in advance by letter.

B. Sagan (764 Allenview) - Why a general pool expense? Why can't there be a recreation fee for people who use pool? *It was approved by Upper Allen Township that there would be a community pool for Allenview. It has always been part of general fund expenditures. The pool is only for Allenview residents and a fee cannot be determined to spread out for those who want to use it. In order to change the manner in which the pool is treated in our community, the C&RS (Covenants and Restrictions) and by-laws would need to be amended, which is expensive.*

L. Forry (706 Allenview) - Shopes removed some branches from a tree damaged in the storm, but one branch is still cracked and hanging over her car.
The problem was noted and the branch will be removed.

M. Clark (564 Allenview) – In response to the approved development, Autumn Chase, it would be nice to see trees planted.
There is a gardening committee currently looking for volunteers.

R. Collier (526 Allenview) – How is the collection of outstanding dues going?
There have been some successes. In 2012 we intend to step-up. The change in managers meant going through records to get things straightened out. It does take some time. The process is to find out whom the mortgage company is and under PA law, if we file against the property the mortgage company will pay from the person's escrow. It does take some time, but we collected several large outstanding dues payments in 2011.

B. Sagan (764 Allenview) – Can we make paying dues more convenient using PayPal?
The Board looked into PayPal and credit cards. We're nonprofit so we would need to compensate for fees. Setting up an account is complicated; there is a certain process, which requires a large amount of time. Ms. Sagan was asked to bring a report to the Board for consideration.

C. Ross (636 Allenview) – The Board should encourage people to get payments in on time and make sure if a check is sent, it is cashed right away.
This was a past issue that has been resolved.

C. Ross – The crisis is you have a community lacking in basic knowledge of the community. People do not understand how the by-laws and C&Rs work.
When someone buys a home, they get a set of by-laws and C&Rs. They are also on the website.

S. Kline (846 Allenview) – What is the average attendance at the pool? Will the swimming pool average daily attendance be published on the website?

P. Gridley (704 Allenview) – Can we get older statistics? Maybe the Board can decide the number of years?
The current pool manager will keep records. It's just a matter of what records we have from the past. Information will be posted on the website.

Motion to adjourn was made by G. DiStefano and seconded by L. Forry.
The meeting adjourned at 8:06 PM, February 21, 2012.

Submitted by J. Davis