

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, April 24, 2012 at 6:30 PM
Messiah Village Board Room

Attending: Duane Herman, Betty Dick, Dave Wenthe, Lauren Forry, John Rieman, Patrick Gridley, Debra Wallet, Marie Clark, Caitlin Taylor (pool manager), Joann Davis (manager)

Absent – Gina DiStefano

1. **Call to order:** Meeting called to order by D. Herman at 6:37 PM
2. **Homeowner concerns:** none
3. **Approval of minutes from the March meeting:** Motion to approve minutes by D. Herman, B. Dick seconds, motion passes
4. **President's Report – D. Herman**
 - a. Dues payments: The accountant does a deposit by scanning the check and sending it electronically, keeping the original.
5. **Treasurer's Report – B. Dick (no report)**
6. **Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. 2111 Beacon Circle: ACC agrees to a replacement window with an identical window
 - ii. 2100 Beacon Circle: ACC recommends approval to have damaged Pin Oak tree removed and replaced with flowering Dogwood. D. Wallet motions to approve, P. Gridley seconds, motion passes.
 - iii. 822 Allenview: ACC recommends approval for widening of flower bed and shrubbery replacement. D. Wallet motions to approve, L. Forry seconds, motion passes.
 - iv. 608 Allenview: ACC recommends approval for shrub removal, flower bed, and brick edging. D. Wallet motions to approve, J. Rieman seconds, motion passes.
 - v. PPL: The ACC expressed disappointment with the removal of trees and shrubs by PPL. D. Wallet motions to send PPL a letter expressing the disappointment in the removal without consulting AHOA first, D. Wenthe seconds, motion passes. D. Wallet and J. Davis will work on drafting a letter.
 - vi. 309 Allenview: The ACC has concern regarding the condition of the property. D. Wallet motions a letter is sent asking for the property to be maintained, L. Forry seconds, motion passes. D. Wallet and J. Davis will work on drafting a letter.
 - b. Recreation – G. DiStefano (no report)
 - c. Nominating – G. DiStefano (no report)
 - d. Audit: no report
 - e. Budget – B. Dick (no report)
 - f. Maintenance – P. Gridley
 - i. The maintenance committee recently met. P. Gridley received bids for concrete work, particularly the 900's because they are most in need as well as 524. It is not as costly as anticipated and he is waiting for final proposals in writing to submit for Board approval. P. Gridley stated the companies want 50% up front, but it should be 30% and companies need to be aware this is a residential project, not a commercial one.
 - ii. D. Wenthe is waiting for a contract and proposal on a start date for tree trimming.
 - iii. B. Dick is waiting to hear back from two blacktop companies about bids.
 - iv. P. Gridley has spoken with Shopes and an improvement has been seen in mowing and edging. A push mower has also been used for townhomes.

- v. M. Clark is waiting to hear back from other communities about who they use for lawn care and snow removal, as well as what their contracts involve.
- vi. P. Gridley discussed the play areas (tennis and basketball courts). All three areas will need considerable work next year. The basketball court has sunk and cracked from one end to the other. The tennis court also has some cracking. The basketball nets will be replaced, but not with metal because of safety concerns.
- vii. Less tan bark was delivered intentionally so that there wasn't too much left as they are trying to figure out the proper amount needed.
- viii. Playground equipment: There was concern expressed by a homeowner regarding a small opening in the metal pole on a piece of playground equipment. P. Gridley will look into have a welder seal the opening.
- g. Publicity – L. Forry
 - i. Allen Views Newsletter: change pool email address listed on forms and add information about help needed with committees.
- h. Gardening – M. Clark
 - i. Budget information was received, a meeting will be planned, and a report will be brought to the next Board meeting.

7. Manager's Report – J. Davis

- a. Resale certificates given in 2011 and to-date in 2012 were reported.
- b. 2301 Foxfire Circle: A neighbor complaint regarding stacked lumber from a play fort was received. A letter will be sent to 2301 to remove the visible debris.
- c. There is concern over teenagers who are parking in townhome spots and then going into wooded area. One resident's vehicle was blocked in. Residents should be directed to contact Upper Allen Police.
- d. 904 Allenvue has expressed concern regarding neighbor's dog urinating on the property. Upper Allen Police has been out to visit the property, but was unable to determine property lines. Nothing can be done for the damaged grass at this time.
- e. 760 Allenvue is experiencing leaking in the roof. The homeowner can contact their homeowner's insurance if there is any damage. Encore Roofing will be contacted to start the roof replacement process for that unit of townhomes.

8. Pool Report – C. Taylor

- a. Parties are being scheduled. West Shore Free Church contacted C. Taylor regarding rental of the pool for a senior high youth group. The pool cannot be opened to the public for renting because of the C&R's. An outside group would need a resident sponsor to sign the pool agreement form and then the resident becomes responsible for anything that happens.
- b. Adult swim will start after the caulking and repairs are finished.
- c. Estimates were received to have electrical work done in the pool office, pump room, and restrooms. D. Wenthe motions to accept the bid from Wrightstone, L. Forry seconds, motion passes.
- d. Caulking of the pool involves the entire pool, not just small portions. J. Rieman motions to approve the bid by Houck & Company, P. Gridley seconds, motion passes with a disclosure on the form that the work is to be completed by May 21st.
- e. The information for the pool rules sign has been sent.
- f. The water was turned on by United Water on April 23rd. The pool will be filled by Aqua Specialists on April 30th.
- g. The pool tables that were purchased have been delivered and are very nice.

9. Other Business:

- a. J. Rieman – The issue of serving the aging and disabled populations in the neighborhood is something that will not go away and should be considered. D. Herman hopes that those people who need help will come forward as needed. The unit owner has to submit an ACC request for changes made to accommodate needs. D. Wenthe states it is the homeowners' responsibility to take it to the ACC and pay for things like ramps.
- b. There has been nothing about requests for proposals on lawn care and snow.

10. Meeting Adjourned: 8:03 PM, April 24, 2012. Meeting went in Executive Session at 8:05 PM.

Next Meeting: May 22, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis