

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, August 27, 2012 at 6:30 PM  
Messiah Village Board Room

**Attending:** Betty Dick, Debra Wallet, Duane Herman, Gina DiStefano, Brad Stump, Caitlin Taylor (pool manager), Joann Davis (manager)

*Absent – Marie Clark, Patrick Gridley, Dave Wenthe*

1. **Call to order:** Meeting called to order by D. Herman at 6:35 PM.

2. **Homeowner concerns:**

Joan Stokes, 568 Allenview: In order to fix the drainage problem at her house, the shrubbery was removed, but the stumps were left from the removed shrubbery. The replacement shrubbery is not as nice as what was previously there.

B. Dick will communicate with P. Gridley and the maintenance committee will resolve the issue.

3. **Approval of minutes from the July meeting:** D. Wallet motions to approve the July minutes, B. Dick seconds, motion passes

4. **Pool Report – C. Taylor**

- a. Pool hours – The pool hours were adjusted due to lifeguards being unavailable because of pre-season sports camps or being away at college. For Labor Day weekend, the pool will only be open on Sunday. C. Taylor talked with an Allenview guard who also works for Mechanicsburg community pool and they are experiencing the same problem with scheduling lifeguards. D. Herman said it is possible to have just one lifeguard on duty rather than two. C. Taylor was given several suggestions on other people to contact in order to try to find coverage for Saturday and/or Monday of Labor Day weekend.
- b. Adult swim will continue through mid-October
- c. Aqua Specialists will close the pool on 9/20/12. C. Taylor will talk with E. Davis about winterizing in mid-October, after adult swim is finished.
- d. C. Taylor has obtained a contracted teaching position and would like to focus on her career, including graduate school next summer. Therefore, she will not be returning as pool manager next season. C. Taylor is willing to work with the replacement to help with the transition.

5. **President's Report – D. Herman**

- a. 330 Wister Circle – Regarding the lack of attention to the property, there was some correspondence from the homeowner. D. Herman responded to the request to allow a contractor access through the common property in order to fill the pool. It is now up to the homeowner and we will have to see how she responds within the next thirty days.
- b. There are sixteen residents who will have their outstanding dues payments collected through the association attorney, following a detailed report that was prepared for each. D. Herman will continue working through the outstanding dues payments owed. At the end of July the total amount owed in outstanding dues was \$148,800.

6. **Treasurer's Report – B. Dick**

- a. B. Dick is currently working on the budget to match the categories given by the accountant on the financial reports.

## 7. Committee Reports

- a. Architectural Control – D. Wallet
  - i. 625 Allenvue: sliding glass door and window replacement - ACC recommends approval
  - ii. 325 Allenvue: fence request revisited - ACC sent out an approval letter for the metal fence, but the homeowners would now like a picket fence. ACC approves the picket fence. ACC makes a motion to approve, B. Dick seconds, motion passes
  - iii. 322 Wister: replacement windows - ACC recommends approval
  - iv. 568 Allenvue: garage door, screen and wood deck, deck attached to rear porch - ACC recommends approval. D. Wallet moves to approve the three requests, G. DiStefano seconds, motion passes
  - v. 2101-2103 Foxfire: The duplex needs weeding and the siding is dirty. E. Davis will look at property, J. Davis will work with D. Wallet to compose letter.
  - vi. 309 Allenvue: Looks bad curbside. E. Davis will look at property, J. Davis will work with D. Wallet to compose letter.
  - vii. 327 Allenvue: Needs cleaning up along curb. E. Davis will look at property, J. Davis will work with D. Wallet to compose letter.
  - viii. 848 Allenvue: Missing railing on deck. E. Davis will look at property, J. Davis will work with D. Wallet to compose letter.
  - ix. Painting of posts holding townhouse number directional signs: E. Davis will paint and fix as needed.
- b. Recreation – G. DiStefano (none)
- c. Nominating – G. DiStefano (none)
- d. Audit (none)
- e. Budget – B. Dick
  - i. B. Dick is looking for committee members to work on the budget. G. DiStefano and B. Stump will be part of the committee. B. Dick will talk to D. Wenthe and P. Gridley as well.
- f. Maintenance – P. Gridley
  - i. The concrete work is completed.
  - ii. Grass seed was planted where concrete work was done.
  - iii. P. Gridley started getting bids for grass and snow removal for next year.
  - iv. P. Gridley started to get prices for redoing the tennis courts for next year's budget.
  - v. P. Gridley will schedule a committee meeting to discuss the 2013 budget.
- g. Publicity – B. Stump
  - i. Allen Views - Suggestions were taken to edit and revise the newsletter for September/October/November.
- h. Gardening – M. Clark (none)

## 8. Manager's Report – J. Davis

- a. PPL responded the letter received in May after trees were trimmed. They removed branches on trees due to new federal regulations. PPL will remove shrubs planted in front of electrical boxes. Homeowners must look at the picture and directions on the box for planting near an electrical box. PPL will contact J. Davis the next time they are going to be doing work in Allenvue.
- b. A resale certificate was ordered for 320 Wister Circle.
- c. 728 Allenvue has a shared chimney with 726 Allenvue that is in need of repair. 726 Allenvue is a bank owned property. D. Wallet motions to have Allenvue hire someone to look at the chimney and if it is under \$1,000 the work should be done and a letter should be sent to the homeowners of 728 Allenvue and the bank owning 726 Allenvue to split the cost. B. Dick seconds, motion passes.
- d. 904 Allenvue: A complaint was made about the area dug up in front of the porch, which has exposed an electrical wire. The homeowner has been spoken to several times about digging on common ground. E. Davis will fill in the exposed area.

**9. Other Business**

- a. Bids – Bids are currently being taken for all work done in Allenvue (grass, snow, trees)
- b. Pool – The open co-manager position for the pool will be opened up to applicants.

**Meeting Adjourned:** 7: 40 PM, August 28, 2012. Meeting went into Executive Session at 7:43 PM.

**Next Meeting:** September 25, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis