

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

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

*Absent – Marie Clark*

**1. Call to order:** Meeting called to order by D. Herman at 6:31 PM.

**2. Homeowner concerns:**

Teresa Long-Magaro, 724 Allenview: She is in attendance to appeal a letter received about vegetables planted on common property at the front of her home by her current tenant. While supporting the decisions and rules of the Association, Ms. Long-Magaro feels her tenant keeps the area nicely landscaped. Ms. Long-Magaro would like to see the Association lead by example and clean up the island areas and addressing issues where areas are overgrown. Some vegetables have been removed, but the tenant would prefer not to remove anything more at this point because they will die. Ms. Long-Magaro asks that the tenant be allowed to keep the vegetables until the end of the growing season and then not re-plant in the future.

D. Wallet – The area does belong to the Association and is common property. The ACC is trying to clean up all places and keep after people who do not maintain their property. Sometimes it takes several letters before people will respond. Vegetables are not something we want planted on common ground in front of homes.

D. Wallet moves to permit vegetables to remain through the season, with the understanding they be removed and not re-planted. The ACC will determine what to plant in the common ground area.

D. Herman – The Association will come up with a proposal to landscape the area and communicate that with the homeowner.

G. DiStefano opposes motion, all others in favor, motion passes.

John Rieman, 314 Wister Circle: He is in attendance to discuss the current conditions of 330 Wister Circle, a vacant property. Kelly Armstrong, Cumberland County WNV Officer, was out again last week to treat the pool at 330 Wister Circle. The pool is infested again and because of the brush, it is impossible to hit all areas of standing water. Currently, the mosquitos are in hatch period and there are also ground animals and birds to be concerned about. The pond on Hertzler was also treated because it too was infested. The pool at 330 Wister Circle affects Allenview and one mile in all directions. The neighbors need to be made aware of what is going on.

D. Herman will relay that information to the attorney. The absentee owner is neglecting the property, so the Association attorney has spoken to the homeowner's attorney, but there has never been any follow through. It is difficult to find enforcement on a neglected property and D. Herman will try to press the attorney for where to go next. The attorney will be asked about sending hazard notices to neighbors.

D. Wallet recommends starting the fine process again on the property.

Brad Stump, 608 Allenview: He is interested in taking one of the vacancies on the Board. His nomination form was shared with the Board.

D. Wallet – B. Stump is a new member of the ACC and she would be pleased to have him on the Board.

D. Herman – Any vacancies will be up for election next time.

G. DiStefano motions to appoint B. Stump to the Board, P. Gridley seconds, motion passes.

3. **Approval of minutes from the May and June meetings:** D. Wenthe moves for approval of both May and June minutes, P. Gridley seconds, motion passes.
4. **Pool Report – C. Taylor**
  - a. TruGreen sprayed the clover, which was causing a bee problem. P. Gridley explained prior to next year's opening, the Maintenance Committee will coordinate with the pool manager to have that done in the spring.
  - b. The chlorine pump was not working and the pool was closed. Aqua Specialists came out to resolve the problem.
  - c. The flyers for the pool party and National Night Out were hung in the pool area
  - d. C. Taylor has discussed the sign-in procedure with the lifeguards, but is aware that some residents are concerned that not all pool users are signing in. So far, almost 3,000 people have used the pool this summer.
    - D. Wenthe asks if the lifeguard table could be moved to help make the sign-in process more accurate.
    - D. Wallet believes it is responsibility of lifeguards to make people sign-in because it is our responsibility to report pool usage to homeowners.
    - G. DiStefano said to try rearranging the tables to see how it works and also to have a sign made for the gate asking people to sign-in.
    - C. Taylor will work on moving the table and looking into a sign.
5. **President's Report – D. Herman**
  - a. D. Herman presented financial statements.
  - b. Open invoices for dues payments: D. Herman will start sending out late notices, but has to prepare a supplemental statement to send out that details each dues payment not paid, along with a calculation of simple interest.
    - B. Dick suggests doing a certain number per month not all at once.
    - D. Herman will do as much as he can. He's not sure in what order, but will probably start with the largest amounts owed first.
6. **Treasurer's Report – B. Dick (none)**
7. **Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. 812 Allenvue: shrub replacement – ACC recommends approval and will suggest what can replace the arborvitae shrub that was infested with bugs.
    - ii. 325 Allenvue: fence request – ACC recommends approval of request, G. DiStefano seconds, motion passes.
    - iii. 568 Allenvue: replacement windows – The ACC approved the identical replacements, but D. Wallet brought it to the Board before writing the approval letter to make sure there were no objections; there were none.
    - iv. Garage door replacements – Some townhomes have garage doors in poor shape. The ACC cannot get the same color, which is a light yellow. The only colors available are white or almond. The ACC feels almond is the best choice. The cost to replace a garage door would be \$625, but if multiple doors are replaced at the same time, the contractor will give a deal. The ACC would like to write letters, encouraging homeowners to replace doors at the same time. Would the Board agree with the concept of selecting a building (556-568 has two homeowners willing to replace their garage doors) and writing a letter asking for them to replace their garage doors, similar to the roofing process?
      - D. Wenthe and P. Gridley disagree with that process and feel a roof is different than a garage door and the same process should not be used.
      - G. DiStefano is not opposed to writing a letter, but has an issue with forcing people to replace their garage door. A letter can state there is a discount with multiple replacements and ask if homeowners are interested in replacing their garage door.
      - P. Gridley does not oppose seeing if homeowners are willing to replace their garage door.

D. Wallet will work with the manager to send letters out to the 556-568 building encouraging homeowners to take advantage of the discount with multiple replacements.

b. Recreation – G. DiStefano

i. Pool party

- 1) Drink coolers are needed. P. Gridley and D. Wallet will donate some. P. Gridley will also donate two drink buckets.
- 2) A second grill is needed. D. Wallet has one available that can be used.
- 3) Donations of adult beverages are needed. D. Wallet will donate.
- 4) Ice is needed. The cost will be reimbursed.
- 5) Cooks are needed. D. Wenthe will give one hour and G. DiStefano will find someone to take another hour.
- 6) The ice cream truck will be there selling ice cream.

ii. National Night Out

- 1) The ice cream truck will be at National Night out.
- 2) Representative Sheryl Delozier is attending.
- 3) More volunteers are still needed.

c. Nominating – G. DiStefano (none)

- i. B. Stump is filling one vacancy.

d. Audit (none)

e. Budget – B. Dick (none)

f. Maintenance – P. Gridley

- i. The concrete work in the 900s and 524 is currently being done. P. Gridley would like to motion the proposal by Cumberland Masonry be accepted for the rest of the concrete work. The cost is \$10,000 to replace 1,096 squares of concrete in neighborhood. B. Dick seconds, motion passes.
- ii. The paving at 802-848 was postponed due to another water leak, but it has been stared and should be completed by Friday.
- iii. P. Gridley has not met with the homeowners at 466, 468, or 470 about the sidewalk issues and grass. P. Gridley has the bid for the sidewalks to be fixed. The area will be torn up, so work on the grass should be postponed until the sidewalk work is completed.
- iv. Goods will be asked to take a look at trees that are having issues with spots on leaves to see if there's a problem.
- v. The homeowner at 816 Allenvue paid to have a damaged tree removed.
- vi. The drainage issue at 568 Allenvue has been resolved by Kevin's Lawn Care.
- vii. D. Wenthe received the final bill from Goods.

g. Publicity

- i. B. Stump agreed to do the Allen Views.

h. Gardening – M. Clark

- i. P. Gridley will contact M. Clark to coordinate gardening committee and maintenance committee meetings.

**8. Manager's Report – J. Davis**

- a. New homeowner information for resale packets will be put on CDs, rather than printed on paper. The CDs will be placed in a labeled sleeve.
- b. Homeowners, who are away for a significant time during the winter and have mail forwarded, do not receive anything sent through bulk mail. This includes election information and coupon booklets. A reminder will be placed in the Allen Views and on the website to give the manager a winter address for mailings.
- c. The roofing has been completed on the 746-760 building.

**9. Other Business (none)**

**10. Meeting Adjourned: 8:05 PM, July 24, 2012. Meeting went into Executive Session at 8:10 PM.**

**Next Meeting:** August 28, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis