

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, June 26, 2012 at 6:30 PM  
Messiah Village Board Room

**Attending:** Betty Dick, Dave Wenthe, Patrick Gridley, Debra Wallet, Caitlin Taylor (pool manager), Joann Davis (manager)

*Absent – Marie Clark, Duane Herman, Gina DiStefano, Lauren Forry*

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

**2. Homeowner concerns:**

Bill McCarthy, 466 Allenview Drive: The lawns in his section of townhomes were dug up due to problems with the water line. When the water line was repaired, the sidewalk was cracked and is now sunken at 466 and 468 Allenview. There is a large amount of straw down and very little grass.

D. Wallet – Someone will communicate back to you after we look at the property and assess it.

P. Gridley took Mr. McCarthy's phone number and will be in touch with him.

**3. Approval of minutes from the May meeting:** Minutes cannot be approved without a quorum.

**4. Pool Report – C. Taylor**

- a. Baby pool – new motor in pump, new plastic cover
- b. Lights – They have been installed and are much brighter, especially in the pump room.
- c. Smoking – On the Allenview Facebook page a resident inquired if smoking could be banned. The Board discussed the matter and decided not to take any action at present.
- d. Pool incident – A homeowner became upset at the pool recently regarding a misunderstanding about picking up the pool card. D. Wallet spoke to the homeowner following the incident. The homeowner had concerns about the cleanliness of the office. C. Taylor said they keep it as clean as possible. The homeowner also had concern about not having a lifeguard chair. D. Wallet said the Board has talked over time about not having a lifeguard chair. The Board has discussed one chair/table would be for lifeguards. When people are in pool no one else should be at the table chatting with the lifeguards. C. Taylor said there is one chair higher than the others that is used when the pool is crowded. D. Wallet stated the issue of not having others distracting lifeguards by being around the lifeguard table needs to be emphasized. P. Gridley asked if two lifeguards are always working and C. Taylor confirmed that there are. The homeowner also questioned the maturity and capability of the lifeguard. C. Taylor stated the lifeguard handled the problem well and is mature and capable. D. Wenthe suggested keeping paper copies of pool forms in the pool office for those people unable to access a computer and printer. D. Wenthe told C. Taylor to let the lifeguard know she has the Board's support.
- e. The pool passed the state inspection with no citations. Everything was in compliance.

**5. Vice President's Report – D. Wenthe**

- a. 330 Wister Circle– The vacant property continues to be a concern, particularly the pool area to the rear of the home. There are many children in the area and parents many not be aware that the property is not safe. The pool has been sprayed for West Nile Virus. There was a discussion on local news about WNV regarding the increase in cases throughout Cumberland and surrounding counties. It is a serious issue to be concerned with. D. Wallet stated D. Herman will need to be contacted regarding the next step to take. It is urgent to get a letter to the homeowner about cleaning up the property.

**6. Treasurer's Report – B. Dick (none)**

The report was discussed in general, but no action was taken because without a quorum.

## 7. Committee Reports

- a. Architectural Control – D. Wallet
  - i. 312 Allenview: front porch railings – ACC has no problem with their request. Their front porch is rotting and needs to be replaced. It is going to be replaced with something very similar. Deb will send an approval letter.
  - ii. 325 Allenview: rear yard fence – The ACC request did not include the location, materials to be used, or the height of the fence. D. Wallet called the homeowners to ask for specifics in order for it to be approved. The homeowners were unable to give the information. The ACC was not able to approve without more information. D. Wallet sent a letter asking for more information, but has not received a response yet.
  - iii. Licensed and bonded – After looking thoroughly, D. Wallet and J. Davis were unable to find in prior minutes that licensed and bonded contractors are required for work at townhouses. It was thought in the past a motion was made and passed that fences, decks, etc. required a licensed and bonded contractor be used. D. Wallet was hoping to vote on it tonight, but cannot with a quorum. D. Wallet will continue requesting a licensed and bonded contractor because the work done on each house affects surrounding properties.
  - iv. Garage doors – A contractor was found that will give a similar garage door. The problem will be the townhomes with the garages in the front. If one person replaces their garage door, but others do not, it will be very noticeable. The ACC will continue working on this issue.
  - v. Vegetable gardens – There are gardens planted in front of several properties (722-726 Allenview). A letter is to be sent out asking homeowners to remove the vegetables. If they are not removed at 726 Allenview, a vacant property, the Association will have them removed.
  - vi. 315 Elgin – Shrubbery was removed and a request was made to have the homeowners' submit an ACC form for what will replace the removed shrubs. An ACC form was not submitted and nothing new has been planted. A letter will be sent again to start the fine process.
  - vii. 460 Allenview- Items were stored to the rear of the property and some have been cleaned up, but not everything. A letter will be sent again to start the fine process.
  - viii. 802 Allenview – B. Dick expressed concern with the side of the property towards Allenview Drive and asked P. Gridley to look at the area.
- b. Recreation – G. DiStefano (none)
- c. Nominating – G. DiStefano (none)
- d. Audit (none)
- e. Budget – B. Dick (none)
- f. Maintenance – P. Gridley
  - i. Allenview sign – Shope will continue caring for it as needed.
  - ii. 568 Allenview: gutter/drain issue – The bid is in and P. Gridley is awaiting a contract. The work will be done and the plants will be replaced. J. Davis will contact the homeowner about the work to be done.
  - iii. 834 Allenview: The homeowner paid for Shope to take care of the exterior maintenance concerns. P. Gridley stated nothing was noted about the side fence in the letter sent to the homeowners, so that should be considered for future letters.
  - iv. Concrete work: The accountant will be contacted for a check and the signed contract will be sent to B. Dick to send with the check. P. Gridley will make homeowners aware of the work being done.
  - v. B. Dick will make sure homeowners are aware of paving work when that is done.
  - vi. D. Wenhe talked with Goods about the work that has not been finished. Goods had a stump remover damaged and it is being evaluated for repair. Within the next ten days Goods should be able to finish the work.
  - vii. Holding ponds – The maintenance committee is asking Shope and all Allenview residents to dispose of trash properly, not inside the ponds. The ponds are mowed and weeded via EPA standards. These standards make it more costly for the homeowners to have the areas cut and maintained. To keep costs in a reasonable range, they are only mowed and weeded twice per year. The areas are and must continue to be maintained via EPA standards. Therefore, residents and others cannot dump anything into these areas. The ponds must be maintained in a proper EPA manner or the cost to the Association could potentially be catastrophic to

homeowners. D. Wenthe would like to determine if there is standing water so they can be sprayed for WNV. P. Gridley will look at the three ponds for standing water and contact the County West Nile Technician for spraying, if needed. D. Wallet stated 400 Allenview is a vacant property and has a pool with possible standing water.

- viii. Field line behind 748 Allenview – There was homeowner concern about possible poison in the area and it not being mowed. P. Gridley was unsure of the property line and did not see poison when visiting the area. P. Gridley will speak to the homeowner who expressed concern.
- g. Publicity – L. Forry (none)
- h. Gardening – M. Clark (via email)
  - i. The committee would like to use plants native to the area, which everyone agreed would be fine.
  - ii. M. Clark would like to approach Stouffers and Ashcombes about providing a discount to the Association, which everyone agreed would be fine.

#### **8. Manager's Report – J. Davis**

- a. The roofing for 746-760 will begin within the next three weeks, before the end of June. Encore Roofing will provide a more specific date. Homeowners were notified that Encore received contracts and deposits, and that another letter would be sent when the start date was known.
- b. Ice cream truck – The owner of an ice cream truck would like to come through Allenview one evening per week. Everyone agreed that would be fine. P. Gridley suggested asking him if he would be there for National Night Out. J. Davis will get in contact with the owner.
- c. There is a noncompliant BMW that has received one letter, but is still noncompliant. A second letter will be sent out.
- d. 812 Allenview has a shrub that is dead and infested with bugs. Permission was given for the homeowner to remove the shrub with the understanding an ACC form must be completed.

#### **9. Other Business**

- a. Lawn mowing – The ACC expressed concern about the use of the weed whacker. Dan Shope is unable to monitor his employees all of the time, will communicate with them about any concerns expressed by the Association. D. Wallet would like to see them use a hand mower more often. B. Dick will talk with Shope about the weed whacker use.

#### **10. Meeting Adjourned: 8:05PM, June 26, 2012.**

**Next Meeting:** July 24, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis