

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, May 22, 2012 at 6:30 PM
Messiah Village Board Room

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

Absent – Marie Clark, Lauren Forry

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

2. Homeowner concerns:

Joan Stokes, 568 Allenview: Water has been backing up out of downspout, running along her house, and into the basement causing mildew despite the use of a dehumidifier. It has been an ongoing issue that she would like to see resolved. P. Gridley had discussed it with E. Davis, who took a look at the property and spoke with Ms. Stokes. It is possible the drainage pipe is pinched underground or roots from a nearby tree have overtaken the pipe. Ms. Stokes mentioned Shope had done something in 2009 to fix the problem, but did not know what specifically was done. P. Gridley will call Shope to see if they have records from 2009 regarding the problem and then talk to E. Davis to excavate to further investigate the source of the problem. P. Gridley motions to have E. Davis proceed, D. Wenthe seconds, motion passes.

3. Approval of minutes from the April meeting: Motion to approve minutes by P. Gridley, D. Wenthe seconds, motion passes

4. Pool Report – C. Taylor

- a. A pool registration was received by a homeowner with the son listed as resident. The son is banned from the pool permanently and had received a letter. The letter stands until he applies for reinstatement. D. Herman will send a copy of the original letter as a reminder.
- b. The caulking at the pool is finished.
- c. Coffee Break will put in a soda machine on Friday at 9 AM with Pepsi products costing \$1.25 per bottle.
- d. Faircloth Plumbing will be out Friday at 9 AM to do work.
- e. Wrightstone Electric has not been out yet because of other work needing to be done at the pool first.
- f. New swimsuits were ordered for the lifeguards due to previous suits being too revealing and not holding up well.
- g. The electrical inspection will be done and the fire extinguisher will be updated.
- h. The new tables have been assembled and set-up.
- i. G. DiStefano and P. Gridley suggested on the AHOA Calendar not to list the names of those renting the pool, but just mark it as "rented."
- j. 90 people have been registered so far. The cards are completed and will be delivered.
- k. The rules sign has been picked up. The font is smaller because the rules are longer than previous sign, but it is easy to read.

5. President's Report – D. Herman (none)

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

7. Committee Reports

- a. Architectural Control – D. Wallet
 - i. 632 & 804 Allenview: Front storm door replacements - ACC has as its standard the full storm door, but homeowners want the door with the bar in the middle. The committee still prefers the full view, but will agree to approve those doors that have the bar.

- ii. 528 Allenvue: Tree removal - Tree in the rear that they would like to remove. ACC recommends it be removed with the request it is replaced with something. D. Wallet motions, B. Dick seconds, motion passes.
 - iii. D. Wenthe asked about ACC making decisions without Board approval. D. Wallet said ACC can make on-spot decisions in limited areas: replacement of doors, windows, items that are identical in replacement. Items are still brought to the Board.
 - iv. 460 Allenvue: Between garage door and end of overhang there are a large number of items stored there. B. Dick suggests a letter to the homeowner. D. Wallet moves a letter is sent, G. DiStefano seconds, motion passes.
 - v. 711 Allenvue: This is an end unit with a plastic playhouse and other items that have been there for quite some time. D. Wallet moves a letter is sent advising the playhouse and other items are to be removed, P. Gridley seconds, motion passes. Prior to sending a letter, the property will be checked to make sure items are still there.
 - vi. 466/468 Allenvue: There is an overgrown shrub that is homeowner responsibility to be trimmed.
 - vii. P. Gridley would like to have E. Davis look at the fence line between sets of townhouses with closed-in porches that have items stored out back; there is a fence that needs to be maintained and brush to be cleared.
- b. Recreation – G. DiStefano
 - i. Booklet ordered from National Night Out with ideas. Trying to do something bigger this year than last.
- c. Nominating – G. DiStefano
 - i. Inquired about vacancy left on Board and if it is to be filled. D. Herman confirmed it is to be filled.
- d. Audit (none)
- e. Budget – B. Dick (none)
- f. Maintenance – P. Gridley
 - i. Concrete bids: Joe Thorn, local Mechanicsburg concrete contractor had cheapest bid for 900 section and 524 Allenvue. P. Gridley motions proposal accepted for 900 section and 524 from Joe Thorn with 30% deposit, G. DiStefano seconds, motion passes. Contract will be sent, which D. Herman should sign. Accountant will cut check for 30% deposit due.
 - ii. 802-848 blacktop area: Bids were received from Parvin and Hempt Bros. Water company has areas where they are going to do repairs. Blacktop areas will have to be held up until the water company is finished. Paving companies can correct the slope for better drainage. B. Dick recommends Parvin Paving & Sealing. P. Gridley motions to accept, G. DiStefano seconds, motion passes.
 - iii. Trees: Goods has been working for about a week on the trees. P. Gridley asked if remaining stumps would be removed. D. Wenthe said it would be done. D. Wenthe motions for several people to make a plan for trees to be planted, P. Gridley seconds, motion passes. P. Gridley will plan an evening for a meeting and walk to look at trees.
- g. Publicity – L. Forry (none)
- h. Gardening – M. Clark
 - i. D. Herman suggests gardening committee meets with maintenance committee to communicate about costs and timing.
 - ii. Fences in front of 600-900 areas need to be cleaned. B. Dick suggests putting it in the next newsletter.

8. Manager's Report – J. Davis

- a. The majority of homeowners in 746-760 have returned signed contracts and deposits for roof replacement. J. Davis was directed to send out letters to remaining homeowners for payment.

9. Other Business – (none)

10. Meeting Adjourned: 7:33 PM, May 22, 2012.

Next Meeting: June 26, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis