

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

Attending: Betty Dick, Marie Clark, Dave Wenthe, Debra Wallet, Duane Herman, Gina DiStefano, Brad Stump, Patrick Gridley, Joann Davis (manager)

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

2. Homeowner concerns: Reconstruction following fire

Bryan Scott, C&Z Construction (representing homeowners of 602 & 606 Allenview) – B. Scott submitted an ACC request for 602 Allenview to have black vinyl shutters on the home. The insurance company will only pay for vinyl shutters because vinyl is cheaper and easier to maintain; insurance will not cover paintable shutters.

P. Gridley motions to accept the ACC request for black vinyl shutters at 602 Allenview, G. DiStefano seconds, motion passes.

B. Scott requests approval for double-hung low-e glass windows in place of the screens previously on the patio areas of 602 and 606 Allenview. There would also be a storm door installed. The footprint will not be changed.

G. DiStefano motions to approve the enclosure of 602 and 606 porches with double-hung low-e glass windows rather than screens, B. Dick seconds, motion passes.

B. Scott stated 606 and 608 Allenview will match, even though different contractors are working on the homes.

D. Wallet has been attempting to communicate with all contractors working on the building affected by the fire. Contractors have received notification that there is an association governed by Covenants and Restrictions. D. Wallet has temporarily been acting as the contact person to make ACC decisions. D. Wallet feels an ACC request is needed for any changes, particularly the color. It does not have to go through the typical ACC process in order to expedite the work, but at least one person should be able to give approval and it should be documented and coordinated with all contractors. The Board agrees with this.

D. Wallet went to Home Depot with the painter, Mike Hoffman, to secure samples for the contractors. D. Wallet has been in contact with three of the four contractors.

D. Wallet will be going away and G. DiStefano agreed to take over during that time period. The board agrees to give G. DiStefano the ability to approve requests from homeowners and contractors regarding exterior changes.

3. Approval of minutes from the October meeting: D. Wenthe motions to approve the October minutes, B. Dick seconds, motion passes.

4. President's Report – D. Herman

- a. A number of outstanding dues have been collected and D. Herman will continue working with the attorney to get more collected.
- b. 330 Wister Circle – There has been no work done on the property. The attorney will get involved.

5. Treasurer's Report –B. Dick

- a. The expenses were within the budget for the year. A budget meeting is scheduled for 12/10/12.

6. Committee Reports

- a. Architectural Control – D. Wallet
 - i. There is concern regarding the fire pit at 452 Allenvue, which has not been removed despite fine letters being sent. D. Herman asks J. Davis to contact Upper Allen Fire Department to see if they can provide assistance.
- b. Recreation – G. DiStefano (none)
- c. Nominating – G. DiStefano
 - i. The *Information Sheet for Prospective Board Members* went out and is due December 15th.
 - ii. There are four open spots on the Board. D. Wallet and B. Stump will be running again; D. Herman will not be running again.
- d. Audit (none)
- e. Budget –B. Dick
 - i. Contracts were discussed from TruGreen, Mike Hoffman (painter), Shope's, and Goods.
 - 1) TruGreen – A contract for aeration and seeding was submitted. P. Gridley suggested that be done just at the townhouses. D. Herman suggested it be put in the budget.
 - 2) Painting – 43 units, plus the 3 buildings remaining from this year, will be done in the spring.
 - 3) Shope's – The 3-year contract is the same in cost as last year. They also submitted a snow removal contract, but that is not up yet.
 - 4) Goods submitted a year-by-year contract.
- f. Maintenance – P. Gridley (none)
- g. Publicity – B. Stump
 - i. Allen Views – The Board suggested some revisions. B. Stump will get a copy to J. Davis.
- h. Gardening – M. Clark
 - i. M. Clark would like the gardening and maintenance committees to work together on replacing the trees in the common space next to the pool. One idea is to do that on or around Earth Day (4/22/13). B. Stump suggested working with members of the Green Team from Mechanicsburg Area School District. B. Stump will contact the coordinator of the Green Team.

7. Manager's Report – J. Davis

- a. 713 & 717 Allenvue: There is concern regarding exterior maintenance. J. Davis will send a letter to the homeowner.
- b. Park trees: D. Zangrilli recommended the Board consider planting oak trees in the park following the loss of a tree planted approximately five years ago. This was shared with the Board and M. Clark of the gardening committee. G. DiStefano recommended J. Davis contact D. Zangrilli about joining the gardening committee.
- c. 805 Allenvue: A fine letter was issued for the condition of the rear property.
- d. Vehicles: There was concern with two vehicles being non-operable, but the stickers are valid and therefore, the vehicles cannot be towed until a sticker expires.
- e. Parking lot lines: The parking lot lines and numbers near 756 Allenvue are in need of re-painting. B. Dick suggests having E. Davis paint the lines and numbers.
- f. Fence finials: There are missing finials on the white fences by the townhomes. B. Dick gave contact information for the company who did the fence to P. Gridley.
- g. 926 Allenvue: A resale certificate was issued.
- h. 2306 Foxfire Circle: A letter was sent to the homeowners regarding a trailer on the property. The trailer remains on the property. If it is still there following the thirty days given, J. Davis will issue another letter.

8. Other Business

- a. The pool manager position will be discussed at the December 18th Board meeting.

Meeting Adjourned: 8:10 PM, November 27, 2012.

Next Meeting December 18, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis