

ALLENVIEW HOMEOWNERS

Board of Directors' Meeting

Tuesday, September 25, 2012 at 6:30 PM

Messiah Village Board Room

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

Absent – Betty Dick, Marie Clark

1. **Call to order:** Meeting called to order by D. Herman at 6:30 PM.

2. **Homeowner concerns:**

Judith Shank, 916 Allenvue – A notification from the painter was taped on her door several days prior to the start of painting. The letter was small and J. Shank was not sure if it was an official letter. She did not want her white door painted white, but feels enough notification was not given in order for her to submit an ACC request in a timely manner. The painting notice was given the Wednesday prior to the day of painting, which was Monday.

G. DiStefano feels the letter was sent with enough notice and the Board cannot accept responsibility if a homeowner did not see the letter in a timely manner.

J. Shank submitted an ACC request to D. Wallet at the meeting for a new door color. D. Wallet will notify J. Shank about the door change.

J. Shank - Another concern is regarding dogs being walked on private property belonging to single family homeowners rather than on common property. She has observed this on several occasions.

D. Herman – We will include something in our next newsletter about dogs going on private property rather than common property.

3. **Approval of minutes from the August meeting:** D. Wenthe motions to approve the August minutes, B. Stump seconds, motion passes.

4. **President's Report** – D. Herman

- a. 330 Wister – The attorney sent the homeowner two letters. A second letter was sent requesting information about when the work will be done by the homeowner and there has been no response. D. Herman sent the homeowner a letter, the attorney sent another letter and there still has been no response or work done on the property. The attorney has seen the condition of the property and will continue going after the homeowner to try and resolve the issue.

D. Wallet asked if a fine letter has been sent. D. Herman instructed J. Davis to send a fine letter to the homeowner.

5. **Treasurer's Report** – D. Herman on behalf of B. Dick

- a. An updated financial report was handed out including dues information. September will be a large month for collections because the quarterly payment months are when the bulk of collections are received. D. Herman and the attorney continue to work through collecting back payments.

G. DiStefano expressed concern with the formatting and using it at the annual meeting. D. Herman stated the budget will be presented as it always has been.

6. Committee Reports

a. Architectural Control – D. Wallet

i. ACC Requests:

- 1) 700 Allenview: replace arborvitae with pink butterfly bush – ACC recommends approval, D. Wenthe seconds, motion passes with G. DiStefano abstaining.
- 2) 504 Allenview: front storm door replacement – ACC approved the identical replacement of the door.
- 3) 322 Wister Circle: 3 requests - shutter color change; landscaping; rear fencing – ACC recommends approval of landscaping, G. DiStefano seconds, motion passes. ACC recommends approval of shutter color change, G. DiStefano seconds, motion passes. ACC recommends approval of a black metal fence in the rear of the property, G. DiStefano seconds, motion passes.
- 4) 2112 Foxfire Drive: front door replacement – ACC recommends approval, G. DiStefano seconds, motion passes.

ii. Neighborhood inspections:

- 1) 306 Allenview – A large RV is parked in the driveway beyond the load and unload time allowed. D. Wallet states the Board did vote an RV was allowed for 48 hours to load and unload the RV, but not for an extended period of time. D. Wallet moves to send a letter explaining the RV cannot be stored in the driveway, D. Wenthe seconds, motion passes.
- 2) 902 Allenview – A letter was sent regarding vegetables, including corn stalk, in the front yard on common property.
P. Gridley suggests putting information in the spring newsletter informing residents vegetables are not allowed to be planted on common property, shrubs need to be maintained, and other exterior maintenance concerns should be addressed.
D. Wallet suggests putting the newsletter together now so that the items are not forgotten when it is time to send it out.
B. Stump requests that ideas are emailed to him.
- 3) 602 Allenview – A laundry line is attached from the screened in porch to the fence. D. Wallet moves to send a letter stating that laundry is not to be hung on common property, P. Gridley seconds, motion passes.
D. Wallet recommends having something in the newsletter that no items are to be stored outside of the fenced area.
- 4) 546 Allenview, 600 Allenview, and a duplex – The properties are overgrown with weeds. Letters will be sent to the homeowners.
- 5) 802 Allenview – Mulch bags are still sitting in the parking lot. A letter will be sent to the homeowner. The Board suggests a request to clean up the back of the property be included.
- 6) 764 Allenview (rental) – The garbage cans are constantly on the front porch. A letter will be sent to the homeowner.
- 7) 452 Allenview – A fire pit is in the rear of the property. The township has an ordinance that states it needs to be a particular distance from the home, which would put it on common property and that is why it cannot be allowed in the townhome area. A letter will be sent to the homeowner.

b. Recreation – G. DiStefano

- i. Decorating contest: This was not done last year due to lack of interest. G. DiStefano will ask on Facebook if residents are interested in participating and judging. If so, it will need to go into the newsletter prior to the holidays and prize money will be needed. An update will be given at the next Board meeting.

c. Nominating – G. DiStefano (none)

d. Audit (none)

e. Budget – G. DiStefano on behalf of B. Dick

- i. A budget meeting was held and they will continue to work on the budget.

f. Maintenance – P. Gridley

- i. D. Wenthe – 916 Allenview felt that roots from an oak tree are causing water to go into the basement. An employee from Goods Tree Care, Inc. visited the property and emailed D. Wenthe the following:

This tree should not cause foundation damage considering the distance away from house. This tree has many surface roots on top of lawn area which are a problem for the lawn and your mowing crew. If you would like to remove the tree I do not think you will miss the tree since it is not in the landscape bed area. Please let me know next week what you would like to do at this time. Thank you.

A copy of the email was given to the homeowner. D. Wenthe will be meeting with Goods on Monday to go through Allenview and look at all the trees for trimming. They will re-visit 916 Allenview and report back to the Board.

D. Wallet reminded the Board J. Stokes requested at the previous Board meeting that stumps be removed from replaced shrubs due to drainage problems. She was promised the stumps would be removed and nothing has been done.

D. Wenthe will look at the stumps with Goods on Monday and see what needs to be done.

J. Davis will email J. Stokes to let her know.

- g. Publicity – B. Stump
 - i. Email information as soon as possible for the newsletter so it can be revised at the next Board meeting prior to going out.
- h. Gardening – M. Clark (none)

7. Manager's Report – J. Davis

- a. Mike's Painting & Remodeling would like the Board to consider standardizing paint colors so that the shutters and door are a matching color and the trim is white. The ACC will discuss that. P. Gridley suggested adding the painting schedule to the website.
- b. The chimney for 726/728 Allenview has been repaired. 728 Allenview paid for their half of the work and 726 Allenview will be billed for what they owe.
- c. Resale certificates: 2301 Foxfire Circle, 317 Elgin Circle
- d. A complaint was received about the condition of the property inside the fence at 805 Allenview. If a resident feels there is a rodent problem, the township should be contacted to inspect the property.
- e. Pool manager applicants
 - i. Gina DiStefano (700 Allenview) - letter and resume received
 - ii. Nicole Vasiliu (534 Allenview) – letter and resume received

8. Other Business

- a. Adults are still meeting at the pool on Thursdays. Aqua Specialists have closed the pool. The ladies restroom at the pool is still open. Around the second or third week of October, depending on weather, the pool will be winterized and completely closed for the season.

9. Meeting Adjourned: 7:38 PM, September 25, 2012.

Next Meeting October 23, 2012 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis