

ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)
ANNUAL MEETING
February 19, 2013

ATTENDING:

In person (31 homeowners):

Gregory Grissinger, Jenny Dose, Charles Honeywell, John and Karen Burlseon, Quentin Kushner, Joyce Elfreth, Bobby Nace, Geri Trimmer, Debra Wallet, Gerald Fritz, Clyde Ross, Mona Gregory, Linda Echard, John Forry, Kevin and Jo Ruch, Susan Werner, Joan Stokes, Thomas Kempf, Eric Shoemaker, Chrstine Morgan, Susan and Duane Herman, Betty Dick (3 properties), Brad Stump, Dave Wenthe, Allen Haas, Gina DiStefano, Patrick Gridley, Lori Caffarella, Beth Leslie

By proxy (62 cards):

Robert Grohman, Jacqueline Greider, Linda Minnich, Karen Traino, Josh Gulley, Lora Sharp, John Ross, Cindy Engard, Elizabeth Harner, Holly Gossage, Donna Peters, Tammy Stapf, Juliana Puliti, Kim Deiter, Linda Morrissey, Ronald Lutz, Todd Bedard, Luke Johnson, Bryden McGarry, Michael Messmer, Rene McComas, Debra Nock, Rebecca Scott, Tracy Wieseman, Heidi Knaub, Lori Glumac, Mary Calhoun, Dale Wolgemuth, Mary Ann Vespignami, Margaret Smith, Margaret Morris, Daniel Sico, Roni Collier, Lyn Dorsey, Don Cohen, Susan Bolash, Susan Zangrilli, Deb Graham, Margaret Kelly, Monica Burgett, John Rieman, Erika Honafius, Louise Lauffer, Sheren Klenoshek, Gayle Fugate, Charles Shields, Marleen Karns, Matthew Walko, Brett Lechthaler, Jack Shatzer, James Daniel Frost, Dorothy Bogart, Betty Kearney, Walter Senney, Alice Creager, Robert Anderson, Robert Bagin, Louise Van Sickle, John Sincavage, Rose Verdiyan, B. A. Showers, Joel Wasson

Quorum of 88 reached with 93 voting members

Proxy Cards received, but not included in quorum because designated homeowner was not present:

Gerald Bjorkman, Patricia Lein, Brenda Chronister, Norma Moritz

CALL TO ORDER: Meeting called to order by D. Herman at 7:02 PM, in the Community Room at Messiah Village.

OPENING COMMENTS:

G. DiStefano gave the results of the 2013 Board Election:

There were four open spots and six nominations. Another spot became open following the resignation of a Board member. The three nominees with the highest votes will fill the available 3-year term positions. The remaining two nominees will fill the available 1-year term positions.

3-year term: Kevin Ruch (68 votes), Jon Forry (67 votes), Brad Stump (66 votes)

1-year term: Deb Wallet (64 votes), Duane Herman (64 votes)

Not elected: Jessica Miller (48 votes)

102 ballots were received

J. Davis read the minutes from the February 21, 2012 annual meeting.

Motion to approve the minutes by G. DiStefano, seconded by C. Ross.

Motion is carried with all in favor. The 2012 annual meeting minutes are approved.

2012 COMMITTEE REPORTS & ACCOMPLISHMENTS:

D. Wallet, Architectural Control Committee (ACC):

The ACC meets monthly. D. Wallet recognized the members of the committee. The ACC is always looking for volunteers. If you have complaints about how the ACC operates, the best way to respond is attend meetings and help make decisions. The ACC had 24 requests prior to this meeting and all were approved, some with modifications and/or negotiations. If you submit an ACC request, wait to receive approval before making changes to the outside of your home. Sometimes there is concern with what is a change. If there is construction, destruction, and/or replacement, that is a change. If it is an identical change, most likely it will be approved. The ACC can respond and expedite the request if you are having problems, such as a leaking roof. The ACC meets the Monday before the week of the Board meeting. You can consult the website to find the necessary forms.

B. Dick, Treasurer and Budget Committee:

B. Dick introduced herself to homeowners.

P. Gridley, Maintenance Committee:

Several projects were completed including – painting, adding lights in the pool area, replacing 1,012 concrete blocks, paving the parking lot area of 802-848. Shopes handled the lawn care and snow removal. Tru Green took care of weed control and spraying. This coming year TruGreen will work on aerating some of the common areas as well as thatching. Good's will be doing tree trimming. The maintenance committee and gardening committee will work on getting some trees replanted. This is a very busy committee looking for additional help. P. Gridley recognized the hard work of those members who helped with projects throughout the year.

G. DiStefano, Nominating and Recreation Committees:

The nominating committee handles the elections (as reported in Opening Comments). The recreation committee handles the pool party each year, National Night Out, yard sales, the Facebook page, and the adult swims on Thursday nights. The adult swims have been successful and continue to grow. It is a nice time for adults to gather and anyone 18 and over is welcome to attend. As the new manager of the pool, this will work nicely with the recreation committee because most of those events happen at the pool. There is someone who will teach aquatic exercise classes, but concrete numbers are needed for the instructor. Please give G. DiStefano your name and number if interested in classes. Also join Allenview on Facebook because it's a great way to get information out to everyone.

D. Wenthe, Maintenance Committee:

There was an extensive evaluation of the trees throughout Allenview this past fall. We have a proposal from Goods for trimming, pruning, etc. It's an excellent proposal that will probably take two years to complete, but we are making great strides.

D. Herman in response to a question regarding the replanting of trees in the common area around the pool:

This has been discussed, but the area is still crowded with large trees. Trying to start young trees under the canopy of large trees will be difficult, so there is additional work to be done and the maintenance committee will examine this.

B. Stump, Publicity Committee:

The Allen Views are distributed quarterly and will be sent through bulk mail. Please contact me if you have something you want placed in the newsletter.

GENERAL BUDGET:

The general budget covers all owners (townhome and single family). The management fee is allocated between both the townhouse and the general budget based on the relationship between the dues. There have been a number of increases, including the PPL cost. When PPL was the only company we had a favorable rate. When they were no longer the only provider the rate increased substantially over the past three years.

Motion to approve the general budget by L. Caffarella, seconded by J. Stokes.

Motion is carried with the majority in favor and one opposed. The general budget is approved.

TOWNHOUSE BUDGET:

Motion to approve the townhouse budget by C. Ross, seconded by B. Nace.

Motion is carried with all in favor. The townhouse budget is approved.

HOMEOWNER CONCERNS AND QUESTIONS:

D. Wallet addresses decks, fencing, and color changes—

Some of the townhouse units are looking bad in the back with regard to the fences. We are hoping to approach the fencing and decks the same way we have been doing roofing. This would mean cooperation is needed among unit owners in one building.

The colors are starting to look dated. The ACC would like to start with one building at a time in the townhouse area and work to update the colors. The association paints the shutters and doors, which will not be an additional cost. Single family homes will also move away from outdated colors. The ACC is working to propose subtle changes and welcomes your thoughts.

D. Herman addresses shared chimneys –

Because of the age of the development, there is deterioration and leaking with the chimneys. With shared chimneys, you cannot have just ½ of the chimney repaired. If you have a shared chimney with problems, it needs to be addressed by both parties so that it is taken care of and people do not suffer damage.

G. Fritz (516 Allenvue) – I have a shared chimney and had a contractor look at it. The issue is not only the chimney, but the common wall. What can be done about an uncooperative neighbor? I would propose having someone come and look at the chimneys to inform homeowners of problems now. With regards to sealing, does that require ACC approval and is that something the association pays for?

There are some provisions in the Covenants and Restrictions that talk about shared walls in regards to problems. You can also come to a Board meeting to discuss problems you might be having. We can ask contractors to look at the chimneys in the neighborhood. Sealing does not require ACC approval and is done at the homeowner's expense.

E. Leslie (760 Allenvue) – Can you review the tree proposal as it seems like trimming is sporadic and surprising at times. Perhaps homeowners can be notified on Facebook of work to be done. There's also concern with the downspout outside of my home causing a bigger mess.

The tree proposal was received three weeks ago and has not been thoroughly reviewed. We intend to proceed systematically. There has been a suggestion to remove older trees, but there is not a replacement plan yet. The maintenance committee will be discussing that. The downspout can be looked at.

C. Honeywell (2105 Beacon Circle) – If I want to replace shrubs with something identical, do I need to submit ACC forms? Do I hire my own landscaper and does the association have recommendations?

Yes, even if it is an identical replacement, you need to submit an ACC request. The association does not make recommendations, but can provide a list of contacts.

Motion to adjourn was made by G. DiStefano and seconded by M. Gregory.
The meeting adjourned at 7:50 PM, February 19, 2013.

Submitted by J. Davis