

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, May 28, 2013 at 6:30 PM  
Messiah Village Board Room

**Attending:** Duane Herman, Dave Wenthe, Gina DiStefano, Jon Forry, Debra Wallet, Betty Dick, Joann Davis (manager)

*Absent – Patrick Gridley, Brad Stump, Kevin Ruch*

- 1. Call to order:** Meeting called to order by D. Herman at 6:33 PM.
- 2. Homeowner concerns:** none
- 3. Approval of minutes from the April meeting:** Motion to approve minutes by G. DiStefano, D. Wenthe seconds, motion passes
- 4. Pool Report – G. DiStefano**
  - a. The pool opened Memorial Day weekend and despite the cold temperatures, some people did swim.
  - b. A stereo and a ping pong table were donated.
  - c. Aqua Specialists did paint the pool.
  - d. The fence was repaired.
  - e. The trash was not stopped after the pool season. G. DiStefano was able to secure a refund and negotiate a better monthly price. The trash service will only be provided during the pool season.
  - f. All of the lifeguards are certified.
  - g. G. DiStefano will send payroll to the accountant.
- 5. President's Report – D. Herman**
  - a. A letter will be going out to all homeowners with a statement of their account, even if there is not a balance. There will be a waiver of fees for a period of time in the hopes that homeowners will pay any balance owed. After that, it will be turned over to the attorney for collection. Once a large amount of outstanding balances are collected, statements for those who still have a balance can be sent out quarterly.
- 6. Treasurer's Report - none**
- 7. Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. ACC Requests:
      - 1) 710 Allenvue Drive: The homeowners would like to do an identical window replacement. The ACC recommends approval, G. DiStefano seconds, motion passes.
      - 2) 304 Allenvue Drive: The homeowners removed a tree without ACC approval. A letter was sent asking for an ACC request to include what will replace the removed tree. The information submitted was not detailed enough and the homeowner then planted shrubbery without an ACC request. The Board recommends D. Wallet send the homeowner a letter.
      - 3) 704 Allenvue Drive: The homeowners would like to install a "Shade Sail" that will be up seasonally. The ACC has concerns because it does not conform to the approved awnings that some homeowners have and looks to the Board for recommendation. G. DiStefano motions to approve, J. Forry seconds, on vote two approve, three oppose, motion denied.

- 4) 606 Allenvue Drive: The homeowners would like to replace old shrubbery with identical, new shrubbery. The ACC recommends approval, G. DiStefano seconds, motion passes.
- ii. Neighborhood inspections:
  - 1) 600, 616, and 802 Allenvue Drive: Overgrown shrubbery is in need of trimming and weeding is also needed. Letters will be sent.
  - 2) 452 Allenvue Drive: The fire pit remains in the rear of the home and was observed being used. A fine letter will be sent and the Fire Chief will be contacted again.
  - 3) 464 Allenvue: A vegetable garden is on common property to the rear of the home. A letter will be sent, as was previously done for another property with the same violation.
- iii. Approval of new color scheme for buildings 450-458; 460-470; 514-524: The ACC committee has been working on a new color scheme for the shutters and doors of the townhomes in Allenvue. D. Wallet will try to survey her neighbors to find out their opinion on the colors. D. Wallet will talk with the painter to ask about the cost since there is concern about some colors taking several coats of paint to cover existing colors. A discussion on the new color scheme will continue at the next Board meeting in June.
- b. Recreation – G. DiStefano
  - i. The yard sale went well. Advertisements were placed on Craigslist, in The Guide, in The Patriot-News, and on PennLive.com.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – J. Forry on behalf of P. Gridley (see attached)
  - i. 756 Allenvue Drive: The home is in need of work to the stoop and sidewalk area. A proposal from Cumberland Masonry was received for \$1496.00. The maintenance committee recommends approval of the proposal, G. DiStefano seconds, motion passes.
  - ii. Playground mulch: A proposal was received from Shopes for \$4960.00 to remove the old mulch and replace it with new. The maintenance committee recommends approval of the proposal, D. Wallet seconds, motion passes.
  - iii. Goods Tree Service has begun work and will continue. Several trees that were falling down were cut.
  - iv. As soon as the material for the fencing that is need or repair comes in, the work will be done.
  - v. The turnaround area between 530 and 534 Allenvue has become rutted from cars parking in the area. It has been staked and will be filled in. Grass will then be planted.
  - vi. There are many lawns on the landscaping list for repairs and Shopes will work on them throughout the year. There is a thatching and aerating plan for the fall.
- g. Publicity – none
- h. Gardening – none

## **8. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 327 and 646 Allenvue Drive.
- b. 805 Allenvue: The tenant has a vehicle with expired stickers and the vehicle is currently on blocks. A letter will be sent.
- c. 315 Elgin Circle: A letter was sent requesting an ACC proposal for shrubbery that was removed. Nothing was received. Another letter will be sent.
- d. 460 Allenvue Drive: The junk remains in the back. Another letter will be sent.
- e. 820 Allenvue Drive: Trash bins remain outside the rear fence. Another letter will be sent.
- f. 832 Allenvue Drive: There are shrubs in need of trimming and weeding that needs to be done. There is also a sandbox on common property. A letter will be sent.
- g. 848 Allenvue Drive: A letter was sent requesting the trimming and removal of overgrown weeds and shrubs. Some work was done, but visible stumps remain. Another letter will be sent.

## **9. Other Business**

- a. There was past discussion about solar lighting for the Allenview sign at the entrance off Mt. Allen Drive. There is concern that with the shrubbery near the sign, the lighting would not be seen. A suggestion was made to have the sign power washed. The maintenance committee will put this item on their agenda for discussion.

## **10. Meeting Adjourned:** 8:37 PM, May 28, 2013.

**Next Meeting:** June 25, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis