

**ALLENVIEW HOMEOWNERS' ASSOCIATION (AHOA)**  
**ANNUAL MEETING**  
**February 18, 2014**

**ATTENDING:**

In person (22 homeowners):

Patrick Gridley, Dave Wenthe, Brad Stump, Clyde Ross, Thomas Kempf, Debra wallet, Kellie McInroy, Gina DiStefano, Linda Echard, Maggie Smith, Elizabeth Leslie, Jessica Miller, John Rieman, Gerald Fritz, Joan Stokes, Jenny Dose, Allen Haas, Jon Forry, Lynelle van Jaarsveldt, Jolene Taylor, Lisa Carelli, Karen Traino

By proxy (59 cards):

Carl Poffenberger, Dorothy Bogart, Margaret Morris, Brad Williams, Brett Lechthaler, William and Aimee Snyder, Robert Anderson, O. Dale Wolgemuth (2 properties), Mary Ann Vespignani, Henry Killick, John Sincavage, Gayle Fugate, Betty Dick (3 properties), John Burleson, Marleen Karns, William McCarthy, Susan Herman, Alice Creager, David Zangrilli, Robert and Arlene Bagin, Heidi Knaub, Susan Bolash, Rose Verdiyan, Barbara Olsen, Shannon Walko, Robert Speidel, Joseph Poboy, Holly Gossage, Cindy Engard, Elizabeth Harner, John Ross, Tracy Wieseman, James Klopp, Donald Cohen, Cyan Bender-Exley, Frank Klenoshek, Monica Burgett, Diana Pegg, Norma Mortiz, Lynda Dorsey, Daniel Carl, Lorraine Caffarella, Veronica Collier, Vicki Strawn, Rebecca Boyle, Nicole Bedard, Kim Dieter James, Janie Grohman, Bryden McCurdy, Victoria Johnson, Jacqueline Greider, Debra Nock, Rene McComas, Carrie Landis, Josh Gulley, Jocye Elfreth,

**Quorum of 88 not reached with only 81 voting members. Therefore, nothing can be voted on during the meeting.**

**CALL TO ORDER:** Meeting called to order by D. Wenthe at 7:19 PM, in the Community Room at Messiah Village.

**OPENING COMMENTS:**

G. DiStefano gave the results of the 2014 Board Election. As the head of the nominating committee, G. DiStefano did not participate in counting ballots this year since she was on the ballot.

There were four open spots and four nominations. The three nominees with the highest votes will fill the available 3-year term positions. The remaining nominees will fill the available 2-year term positions.

3-year term: Gina DiStefano (58 votes), Jessica Miller (54 votes), Debra Wallet (48 votes)

2-year term: Isabel Heath (47 votes)

69 ballots were received

A draft of the minutes from the February 19, 2013 annual meeting was provided for homeowners to review.

C. Ross (636 Allenview) – As a former Board member, Mr. Ross appreciates the work done by D. Wallet, even though they did not always agree. She has served for 29 consecutive years and with being elected to another term, will have served over 30 consecutive years on the Allenview Board. Mr. Ross honored the work done by D. Wallet by presenting her with a plaque, which she gratefully accepted.

**2013 COMMITTEE REPORTS & ACCOMPLISHMENTS:**

*D. Wallet, Architectural Control Committee (ACC):*

D. Wallet recognized the following members of the ACC for their hard work: Linda Echard, Lori Caffarella, Brad Stump, Marie Clark, Susan Zangrilli, Joyce Elfreth, and Joan Stokes. The ACC met ten times during 2013 and reviewed thirty-five ACC applications; thirty-three of those were approved and only two were denied. The ACC tries very hard to work with homeowners. If you want to make a change to the outside of your property, landscaping, painting, etc., it does require the submission of an ACC request. No work is to be done until you actually receive approval.

*P. Gridley, Maintenance Committee:*

The maintenance committee is always looking for more homeowners to help identify things that need to be done throughout Allenview. Last year the maintenance committee replaced the basketball court and had it painted. An aerating and seeding project in the townhome areas was started, trying to get old thatch and dirt out. In conjunction with the gardening committee, the maintenance committee replanted trees and got more shrubs in where some were overgrown and removed. A contract was signed to repaint all the parking lines throughout the townhomes along with numbering the spaces. The old playground mulch was removed, a weed barrier was put down, and playground approved tanbark was put in. There was some parking lot and concrete work done. With the budget used on snow removal, some bigger projects in the budget may need to be adjusted. Some of the 2014 projects include a new surface on the tennis courts, basketball rims and nets, having the parking lot lines painted throughout the townhomes, continuing with the aeration project, and continuing with the tree trimming that goes on throughout the entire neighborhood.

A. Haas (504 Allenview) – The snow removal has been fantastic. They have been getting the job done and doing a tremendous job, working early in the morning to clean things off.

K. Traino (780 Allenview) – Ms. Traino disagrees with Mr. Haas, stating that her sidewalk was missed and she was unable to get to work. Has it ever been considered for the Association to purchase a snow plow and have someone in the development operate it?

*Snow removal has to be timed so that the company is not coming out twice to remove the snow, which is costly. Therefore, if it snows in the afternoon, they cannot come out until the evening. Although a good idea regarding the snow plow, you would need a licensed operator and there are liability issues. The Association is responsible for the sidewalks and the parking lots.*

*G. DiStefano, Nominating and Recreation Committee:*

The nominating committee handles the elections (as reported in Opening Comments). The Recreation Committee handles the yard sale, annual picnic, and the adult swims on Thursday nights. The annual picnic is always the last Saturday of July. Adult swim is every Thursday from 7-9 PM. The Facebook page is a great way to promote neighborhood events and get out information quickly.

The pool is still looking for lifeguards.

E. Leslie (760 Allenview) – Have adult lifeguards ever been considered?

*Messiah College was contacted for names of college students last year, but that did not work out. They will be contacted again this year. Adult lifeguards are welcome, but pay starts at minimum wage with a 25 cent increase each year. All lifeguards must be certified.*

*B. Stump, Publicity Committee:*

The Allen Views newsletter goes out quarterly. Suggestions are always welcome. The newsletter is also posted on the website.

*J. Forry, Gardening Committee:*

Working with the maintenance committee, the gardening committee has been putting in new trees. The committee is constantly assessing the needs of Allenview and trying to make improvements.

*P. Gridley on behalf of B. Dick, Budget Committee:*

The budget is similar to last year and the dues are not being raised. The pool came under budget, which allowed for the purchase of items such as extra tables and chairs, hand dryers, and umbrellas. The Association attorney continues to work on collecting outstanding dues from those who owe a large amount.

C. Ross (636 Allenvue) – If a person sells a home, are they able to do so without paying owed dues?  
*A house cannot sell if there is money owed. Any money owed is stated on the resale certificate.*

**HOMEOWNER CONCERNS AND QUESTIONS:**

E. Leslie (760 Allenvue) – Has a memorial grove for trees ever been considered where people could donate and plant new trees?

*That is a good idea and has been discussed. One idea is to talk about it with homeowners at the annual pool party. There are some issues to consider because it is difficult to grow trees in that area.*

*Submitted by J. Davis*