

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, April 22, 2014 at 6:30 PM
Messiah Village Board Room

Attending: Dave Wenthe, Deb Wallet, Betty Dick, Jon Forry, Jessica Miller, Brad Stump, Patrick Gridley, Gina DiStefano, Joann Davis (manager)

Absent –Isabel Heath

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

2. Homeowner concerns:

Joe Galan, 770 Allenview Drive

Mr. Galan's stoop was brought to the attention of the maintenance committee for repair. Pictures were passed around to the Board.

P. Gridley stated there are ongoing concrete issues throughout Allenview, which the maintenance committee has noted.

Mr. Galan asked for a timeline on his stoop. P. Gridley explained the process to get bids, bring those to the maintenance committee, and then bring the committee's recommendations to the Board for final approval.

Mr. Galan is concerned because the interior of his home is being affected, the siding will need to be removed and replaced, and rodents are getting into the home where wood has rotted away.

P. Gridley will try to expedite the process and work with Mr. Galan on the time frame. The Association will pay for the stoop; all other work is at the expense of the homeowner. If siding is going to be removed/replaced, an ACC request will need to be submitted.

Mr. Galan also received a letter from the Board requesting the immediate removal of the fire pit in the rear of his home. The Board explained there have been past fires, prompting the Board to pass a rule that does not allow fire pits.

Mr. Galan asked about the replacement of the rear fence. The Board explained that homeowners are responsible for that but like the roofs one row of fencing must be done at the same time. Individual fences cannot be done.

3. Approval of minutes from the March meeting: Motion to approve minutes by D. Wallet, B. Dick seconds, motion passes.

4. Pool Report – G. DiStefano

- a. Three new guards were hired for a total of 12 guards.
- b. The handbook for guards was updated.
- c. Four guards need to be recertified through Messiah.
- d. The soda machine has been placed out.
- e. The pool will be opened by Aqua Specialists on April 23rd.
- f. On April 26th the tables will be moved out and preparations started.
- g. The schedule is completed for the first three weekends.
- h. There are new tables, trashcans, hand dryers, and speakers.

- i. Eric will bleach the floors.
- j. Pool information will be sent out in the next Allen Views.

5. President's Report – D. Wenthe

- a. 330 Wister Circle – D. Wallet drove by the property to view the fence and tree stump. D. Wallet motions that a letter is sent advising the homeowner has 30 days to remove the stump and repair the fence, G. DiStefano seconds, motion passes. This will be done in addition to consulting with the attorney regarding other concerns about the property.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed. Concern was expressed with deposits not being timely. B. Dick will contact the accountant.

7. Committee Reports

- a. Architectural Control – D. Wallet
 - i. ACC Requests:
 - 1) 314 Wister Circle submitted a request for rear landscaping. The ACC reviewed the request and recommends approval, G. DiStefano seconds, motion passes.
 - 2) 301 Allenvue Drive submitted a request to asphalt the driveway. The ACC recommends approval, G. DiStefano seconds, motion passes.
 - 3) 718 Allenvue Drive submitted a request to remove and replace three bushes. The ACC recommends approval, G. DiStefano seconds, motion passes.
 - ii. A revised draft for expediting the procedure for approval of standard items was presented to the Board. D. Wallet motions to approve the letter with the recommended changes, G. DiStefano seconds, motion passes.
 - iii. D. Wallet spoke to the homeowners at 301 Allenvue Drive regarding the recent changes at St. Elizabeth Ann Seton. The homeowners stated there are lights shining through the trees into their yard. The homeowners have spoken to Rev. Msgr. King, who agreed the lighting is too bright. The lights will be turned off except when the prayer path is used. The church will also put in more screening on their property. The lights have also affected 303 Allenvue. D. Wallet asked the homeowners of 301 Allenvue Drive if they would want the Board to write a letter to the church and they declined, saying the church agreed to make changes.
 - iv. The ACC has a list of single family homes with trees hanging over the sidewalk, which will be addressed now that spring is here.
 - v. 325 Allenvue Drive stenciled their address on the front of the curb in bright paint. D. Wallet motions a letter is sent advising them the stencil needs to be removed, J. Miller seconds, motion passes with five in favor and three abstaining.
 - vi. D. Wenthe expressed concern about the number of signs posted when a house is up for sale or having an open house. A reminder of the sign policy will be in the next Allen Views.
- b. Recreation
 - i. The yard sale will be on 5/17 with a rain date of 5/24. Ads will be placed in The Guide, PennLive.com, and Craigslist.
 - ii. The pool party will be on 7/26.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
 - i. The maintenance committee recommends accepting the TruGreen proposal for the 2014 year, which includes grub control, fertilizer, and weed control for a total amount of \$4533.62, B. Dick seconds, motion passes.

- ii. The maintenance committee recommends accepting the Parvin Paving proposal for the tennis courts to remove and fill cracks, resurface, and paint for a total amount of \$14,250, B. Stump seconds, motion passes.
- iii. The maintenance committee recommends accepting five proposals from Parvin Paving to resurface or replace parking areas in the 600's, 900's, 700's, and 500-524 for a total amount of \$12,045, G. DiStefano seconds, motion passes. After that work is done, Parvin Paving will do the line and number painting, which they have already been contracted to do.
- g. Publicity – J. Miller
 - i. A draft of the Allen Views was presented to the Board for revisions. The final copy will be sent to J. Davis for Konhaus to print and mail, along with pool information.
- h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 604, 644, and 726 Allenvue Drive.
- b. A letter will be sent to 503 Allenvue regarding the roof replacement, as well as to those in the 730-744 building who have not yet responded.
- c. 640 Allenvue has a damaged tree in the front of the home. Good's will be contacted to take care of it.
- d. The exterior maintenance issues at 713 have been resolved.
- e. 934 Allenvue has an overgrown shrub which has fallen over. A letter will be sent to the homeowner.

9. Other Business - none

10. Meeting Adjourned: 8:10 PM, April 22, 2014.

Next Meeting: May 27, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis