

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, August 25, 2014 at 6:30 PM
Messiah Village Board Room

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

Absent – Patrick Gridley, Brad Stump, Isabel Heath

1. Call to order: Meeting called to order by D. Wenthe at 6:28 PM.

2. Homeowner concerns:

Robert Koslow, 510 Allenview Drive

Mr. Koslow is a new homeowner in Allenview. He inquired about the painting schedule since he received notification his home would be painted this year. It was confirmed that his house is on the paint schedule. The painter will notify the homeowner one week prior to painting.

Catherine Johnson, 508 Allenview Drive

Ms. Johnson is following-up a recent incident that was discussed with the pool manager, G. DiStefano.

On 8/21, G. DiStefano directed lifeguards to go home immediately following a tornado warning. One of the lifeguards was heading toward their vehicle which was parked behind Ms. Johnson's brother's (Thomas Euteneuer) vehicle in front of their home at 508 Allenview Drive. On the way to the guard's vehicle, the guard noticed that Mr. Euteneuer's windows were down. The lifeguard was concerned about the interior of the vehicle getting wet/ruined and knocked on the door of 508. When the guard did not receive an answer at the door, the guard opened the front storm door a crack to yell inside, intending to notify them a storm was coming so the car windows could be closed. Ms. Johnson expressed concern that her daughter and daughter's friend felt the lifeguard followed them home. Ms. Johnson also owns a large dog and there is concern that it would attack a stranger opening the door.

G. DiStefano did speak with the lifeguard after Ms. Johnson came to her home to make her aware of the situation. The guard was apologetic and said it would not happen again. G. DiStefano feels the guard understood what they had done wrong and that the guard's intentions were to help and not harm.

Ms. Johnson wanted to make sure there was a discussion with the lifeguard, that the incident was noted in the minutes, and that there is understanding that lifeguards should not follow children home nor open doors of residents.

Richard Gordon, 744 Allenview Drive

Mr. Gordon is checking on the status of the tree trimming.

D. Wenthe met with Tony Kyler from Goods Tree Service and they spent three hours going to every single home in the townhouse area, examining trees in the front and back of the homes. Tony Kyler made detailed notes of every tree and will be sending D. Wenthe a detailed, prioritized list of what needs to be done. The funds are approved for this year. A significant portion of it, if not all of it, will be done. There are very few trees in the neighborhood that don't need some kind of care.

Bryan Scott, C&Z Construction

Mr. Scott was at the meeting to address any questions regarding the recent invoice from C&Z for work done on fences behind the homes involved in a fire.

The Board feels the agreement was for fence work behind 608 and 610 Allenview Drive, but not 604 Allenview Drive.

C&Z was not the contractor for 604 Allenview Drive and was not paid for the work. All of the funds were exhausted with the insurance company for 604. The bill was not marked up; this is what was paid out to the companies that did the work.

D. Wallet feels she has a fiduciary responsibility to the Board and Association only to pay for what they are responsible, which would be the fencing at 608 and 610 Allenview Drive. However, the other items must be questioned because the Board does not recall the other items being agreed upon. The Board will need to discuss how much of the bill they feel they are responsible for.

Mr. Scott stated that if the full amount is not paid, C&Z will need to go to the District Justice.

- 3. Approval of minutes from the July meeting:** Motion to approve minutes by B. Dick, seconded by J. Miller, motion passes.
- 4. Pool Report – G. DiStefano**
 - a. The pool will close after Labor Day weekend and swimming will end. Adults will continue gathering Thursday evenings and then the pool will be winterized.
 - b. The pool now has an address, which is on public record. A sign will be posted at the pool with the address.
 - c. An AED machine will be considered for the future. The guards are already trained on the machine as part of their Red Cross training.
- 5. President’s Report – none**
- 6. Treasurer’s Report – B. Dick**
 - a. Updated financial statements were reviewed.
- 7. Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. ACC Requests
 - 1) The ACC approves the identical window replacement for 501 Allenview Drive.
 - 2) The ACC approves the identical replacement of French doors and screen in the rear of the townhouse at 618 Allenview Drive.
 - 3) A request was submitted by 654 Allenview Drive for a four seasons room and concrete pad. The rear of the townhouse faces Allenview Drive. The ACC met with the homeowner, seeking clarification on what was submitted. It will look similar to one previously approved, but the ACC objected to the proposed door. The homeowner agreed to use a plainer door. Between the screened-in areas there is a dead space and the homeowner wants to put a gate across the area. There was discussion if the gate should be natural wood or vinyl, but the group felt the vinyl would blend in better. The ACC recommends approving the proposal with the change to a plainer door and a vinyl gate, B. Dick seconds, motion passes.
 - 4) 554 Allenview Drive submitted a request for a satellite dish in the back of the house. The standard policy with regard to satellite dishes that has been in place for many years states the dish will go on the roof, in the back of the house. The question is what is considered the back of the house – away from the street, or away from the front door? At 554, the dish would be toward the street, but on the back of the house. The law says HOAs cannot prevent, but can restrict satellite dishes (how big, placement).

828 Allenvue Drive also submitted a request for a satellite dish, but on the rear fence. The policy is that the dish goes on the roof; however, after looking at the home, it is less obtrusive on the fence than on the roof.

The ACC recommends approval of both satellite dishes, noting the dish placed on the fence at 828 Allenvue is an exception to the policy, J. Miller seconds, motion passes.

5) The ACC approves the identical window replacement at 522 Allenvue Drive.

6) The ACC approves the identical window and door replacement at 516 Allenvue Drive.

- ii. A request was received from Gary and Susan Crossley to be nominated to the ACC. An email was written back by D. Wallet asking which one would like to be recommended, but no response was received before the July Board meeting. Susan Crossley then emailed to say she would like to be on the committee. D. Wallet motions to approve Susan Crossley to the ACC, G. DiStefano seconds, motion passes.
 - iii. The ACC is still concerned about the rear fences. They like the idea of rehabbing the fences.
 - iv. The ACC would like to see the trimming of the trees over the sidewalks in the townhouse area a priority with Goods Tree Service. G. DiStefano is concerned with low-hanging branches at one of the bus stops in the neighborhood.
 - v. There is concern with people blatantly making exterior changes without approval. The problem is that once a letter is able to go out, the work is completed and it is hard to undo. The ACC would like to come up with a process to issue a cease/desist letter quickly stating a request was not submitted, immediately stop what you are doing. D. Wenthe feels it is a good recommendation to come up with a policy. D. Wallet said the ACC would use discretion in sending out a cease/desist letter.
 - vi. The ACC inspected the single-family homes and compiled a list of concerns. The Board would like letters to go out to homeowners, giving them time to get their properties cleaned up. G. DiStefano disagrees with sending letters about edging. D. Wenthe mentioned the overhanging branches, which are the homeowners' responsibility.
- b. Recreation – none
 - c. Nominating – none
 - d. Audit – none
 - e. Budget – B. Dick
 - i. Copies were passed out for review.
 - ii. Budget requests should go to the committee now.
 - f. Maintenance – D. Wenthe
 - i. Walked through entire neighborhood with Tony Kyler of Goods. A very detailed list was created with house numbers and what needs to be done. Tony will get back to D. Wenthe with proposals and a prioritized list. We will then be in a better position to know what needs to be put in the budget next year.
 - g. Publicity – J. Miller
 - i. Draft of AllenViews was shared for review.
 - h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 322 Wister Circle, 554, 746, and 808 Allenvue Drive
- b. There has been trash piled up at the end of the 900-942 parking lot. A letter will be sent to homes in that area stating they need to put the trash out in front of their home.
- c. 834 Allenvue Drive is overgrown with weeds and shrubs. A letter will be sent offering for the Board to have everything cleaned up at the expense of the homeowner, as was previously done in 2012.

- d. 932 Allenview Drive has removed the back of their deck. 938 Allenview Drive has put up a solid wall deck without approval. Letters will be sent out to both homeowners giving them ten days to submit an ACC request form.
- e. D. Wallet motions for a letter to go out to 556 Allenview Drive explaining the light bulbs in the posts outside of the townhomes must be identical in brightness and color. This conforms to the policy that appeared in the February 2003 AllenViews and which will be reposted in the upcoming AllenViews. If the homeowner wishes to use an LED bulb, he can view the one at 809 Allenview, which conforms to the standard set by the Association, J. Forry seconds, motion passes. The same letter will be used for anyone else with a nonconforming light.
- f. The Board is concerned about landscaping done by C&Z that the Board did not agree to. The tree removal was agreed to on two of the units listed, as well as the 10% overhead and profit on those units. D. Wallet motions to pay the amounts listed for the two units agreed upon as well as \$1,000 as an offer of good faith, for a total sum of \$4,229.20, G. DiStefano seconds, motion passes.
- g. Four street lights were reported out to PPL.
- h. It was reported that 826 Allenview Drive is again storing trash and recycling containers outside of their rear fence. A letter will be sent to the homeowners.

9. Other Business –

- a. D. Wenthe spoke to the attorney regarding 330 Wister Circle. A detailed list was compiled of work needing to be done to the exterior of the home, which will be given to the attorney. D. Wenthe also contacted the Township manager who said nothing can be done about the property unless someone in the neighborhood reports getting sick from the house. The Township manager and code enforcement officer planned to meet with D. Wenthe, but after not hearing from them, D. Wenthe contacted the Township again. The code enforcement officer is on vacation. G. DiStefano wants a fine letter sent to 330 Wister Circle for the items not taken care of. D. Wallet said a letter will go out giving the homeowner 30 days to perform the work; otherwise the Association will have the work done and bill the homeowner, as well as fine the homeowner.

10. Meeting Adjourned: 8:00 PM, August 26, 2014.

Next Meeting: September 23, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis