

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, January 28, 2014 at 6:30 PM  
Messiah Village Board Room

**Attending:** Patrick Gridley, Deb Wallet, Dave Wenthe, Linda Echard, Gina DiStefano, Jon Forry, Joann Davis (manager)

**Absent:** *Betty Dick*

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

**2. Homeowner concerns:**

627 Allenview Drive – Debra Kirby

Ms. Kirby is appealing the recent fine imposed and is seeking clarification from the Board on what specifically still needs to be done at the front of her home. It was Ms. Kirby's understanding after leaving the November meeting that as long as she moved the items from the lawn to the porch she was in compliance. Ms. Kirby received a letter dated December 31, 2013 referencing a letter sent to her and dated December 1, 2013, but Ms. Kirby did not receive the December 1<sup>st</sup> letter. The December 31<sup>st</sup> letter gave Ms. Kirby a period of 10 days to store the items on her front porch properly. Ms. Kirby asked for and was given an extension in order to get the work completed. Ms. Kirby feels she has done everything asked of her by the Board and if more is to be done, she would like specific direction.

D. Wallet stated the Board has not allowed people to put items in the landscaped area in the front of townhomes, such as birdbaths, because then it is encroaching on the common area. It is not just one thing, but the collection of items that is objectionable. The complaints received by neighbors are what started the process with the Board intervening to have the property cleaned up.

Ms. Kirby would like to comply, but wants more specifics in order to be able to follow the rules and not continue to receive letters.

D. Wenthe recognizes the substantial amount of work that has been done by Ms. Kirby. The Board will address her concerns during the meeting and the hope is to come to an amicable agreement.

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

**4. Pool Report** – none

**5. President's Report** – none

**6. Treasurer's Report**

- a. An updated financial statement was passed out for review.

**7. Committee Reports**

- a. Architectural Control – none
- b. Recreation – none
- c. Nominating
  - i. B. Stump, J. Forry, and D. Wenthe agree to count ballots. They will find two other volunteers to help.
- d. Audit – none
- e. Budget – none

- f. Maintenance – none
- g. Publicity – none
- h. Gardening – none

**8. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 807 Allenvue Drive.
- b. Payment has been received for the outstanding dues and fines at 338 Allenvue. D. Wallet moves that \$400 is charged for the removal of the stump, P. Gridley seconds, motion passes. When a resale certificate is ordered, this information will be placed on the resale certificate. The stump will be removed in the spring.
- c. An expansion joint was torn at 558 Allenvue. The homeowner will be sent a letter clarifying that the homeowner owns the exterior of the home, which includes the driveway. Therefore, the homeowner is responsible for the maintenance of the driveway.
- d. The homeowner of 600 Allenvue was contacted about the chronic problem of the trash cans not being put away in a timely manner. A letter will be sent that if it continues, the fine process will be started.
- e. The items of concern at 713 & 717 Allenvue have been taken care of.
- f. A letter was received regarding the continuing problem of dog waste under the utility lines on Foxfire Circle. This is a chronic problem that the Board has tried to address. Homeowners need to contact the police if they see a dog not on a leash. The Township will send a letter and then fine the owner of the dog if the problem continues.
- g. The letter sent to 627 Allenvue asked that the items be "properly stored," meaning they should not be on the front porch. P. Gridley and G. DiStefano feel the wording is too vague and more specificity is needed.

D. Wallet cited the C&Rs, Article II, Section 2 (i):

*Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance, nuisance, or of aesthetic damage to the neighborhood, nor upon any street in Allenvue.*

A letter will be sent to the homeowner stating there should be no flower pots in the bed off the edge of the porch and the \$250 fine will be waived in view of the homeowner's efforts to comply. The ACC will meet with the homeowner in the spring to discuss any further changes.

**9. Other Business:**

- a. D. Wallet motions to accept the resignation of D. Herman from the Board of Directors with a letter being sent thanking him for his devoted years of service, G. DiStefano seconds, motion passes.
- b. The Board is in agreement the minutes will not be read at the Annual Meeting. Instead, copies will be provided with a "draft" watermark for homeowners to review. The unofficial minutes will be collected from homeowners before the conclusion of the meeting.
- c. G. DiStefano will work to get more proxy cards completed.
- d. Committees need to prepare a statement of accomplishments from the past year.

**10. Meeting Adjourned:** 7:37 PM, January 28, 2014

**Next Meeting:** Annual Meeting, February 18, 2014 at 7:00 PM in the Messiah Village Community Room

Submitted by: J. Davis