

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

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

Absent – Gina DiStefano

1. Call to order: Meeting called to order by D. Wenthe at 6:33 PM.

2. Homeowner concerns:

Jack Rieman, 314 Wister Circle and Brad Williams, 328 Wister Circle

Homeowners are frustrated with the continuing problems at 330 Wister Circle. The fence has not been fixed, sawdust has been left from the stump removal, and nothing has changed. There is concern this is affecting the property values of the homes in the neighborhood. J. Rieman feels the association could be doing more as an HOA since the HOA is supposed to help maintain the values of the homes. The homeowners would like a specific time-frame. Homeowners will be going to the Township again regarding the home.

D. Wenthe spoke to the attorney regarding 330 Wister Circle. The attorney has not received any response to the letter he sent at the end of May. D. Wenthe is going to speak to the attorney again regarding what has and has not been done on the property so that a more forceful letter can be sent.

J. Rieman expressed concern regarding the property not being maintained at 2302 Foxfire Circle under the power line area.

J. Rieman expressed concern about a tree near 300 Allenvue Drive on common property that is in danger of falling. P. Gridley stated it is on the list to get done, but maintenance has been waiting to hear from Good's Tree Care.

3. Approval of minutes from the June meeting: Motion to approve minutes by D. Wallet, seconded by P. Gridley, motion passes.

4. Pool Report – J. Forry on behalf of G. DiStefano

- a. The pool cover is in bad shape and in need of replacement. Aqua Specialists provided two bids for pool covers. P. Gridley motions to accept the second bid listed in the amount of \$3,496.00, I. Heath seconds, motion passes.

5. President's Report – D. Wenthe

- a. D. Wenthe will speak with the attorney regarding 330 Wister Circle.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.
- b. J. Davis has sent letters to homeowners owing less than \$1,000. Betty is working with attorney to send letters to those owing over \$1,000.

7. Committee Reports

a. Architectural Control – D. Wallet

i. ACC Requests

- 1) The ACC approved an identical window replacement request at 542 Allenvue Drive.
- 2) The ACC recommends approval for window replacement at 307 Allenvue Drive, with the new windows to be a 6/6 grid, instead of the 8/8 grid, P. Gridley seconds, motion passes.
- 3) Kurt and Erin Moffit, 338 Allenvue Drive, arrived at the meeting in order to discuss their ACC request, which has several components (shrub and plant removal, replacement of garage door, rebuilding of front stoop, replacement of front light fixture, trimming of tree stump, replacement of front door, and addition of roof over front door).

The ACC did not approve the front door and the addition over the front door because it is not in keeping with the Colonial nature of the community. The door is unlike any other door in the neighborhood, so the ACC recommends that part of the request is not approved. The ACC is willing to work with the homeowners on having something there, but not what was presented. D. Wallet recommends a short, A-frame overhang that does not include posts. Regarding the front door, the ACC is not objecting to the side panels, but the door with the full glass. D. Wallet will work with the homeowners on the door replacement because it is rotting and needs to be fixed. A proposal with a door similar to what is in the neighborhood will be approved.

ACC recommends approval of the request, with exception to the front door and addition over the front door, B. Dick seconds, motion passes.

- 4) The ACC recommends approval of a request for a window replacement in the rear of 602 Allenvue with longer length windows, P. Gridley seconds, motion passes.
- 5) 934 Allenvue Drive submitted a request for replacement shrubbery, which has already been planted. The ACC recommends taking no action on this request.

ii. Fence update – B. Stump

- 1) Tyson fencing did not submit an estimate.
- 2) A. L. Fence company met with B. Stump and will be submitting an estimate. The company suggested going with a straight privacy fence, which would be cheaper. The estimate will also include a disposal charge. Concern was expressed about the weeds and bushes near the fences, which the homeowners would need to take care of before any fence work was done.
- 3) P. Gridley will seek a proposal for repurposing the boards, which may be a less expensive approach.

- iii. A motion had been passed not permitting window air conditioners and window fans. The ACC motions a letter be sent to those in violation, I. Heath seconds, motion passes.
- iv. There is a mesh trailer being stored on Allenvue Drive in front of the townhouses, across from the pool. The Board gives permission to look into finding the owner and sending a letter.
- v. The ACC gave approval to 400 Allenvue for a garage door replacement. However, no work has been done. The ACC motions to send a follow-up letter, P. Gridley seconds, motion passes.
- vi. The ACC motions to send letters to homeowners who are not maintaining the exterior of their property by weeding, trimming shrubs, etc., P. Gridley seconds, motion passes. The ACC will work on compiling a list in order to address a broad area at one time.
- vii. The ACC visited 627 Allenvue again. The Board discussed again the problems that exist at that residence.

b. Recreation – J. Forry on behalf of G. DiStefano

- i. The annual pool party will be held on Saturday, July 26th, starting at 4 PM.

- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
 - i. Good’s Tree Care update – D. Wenthe: AHOA had an approved agreement with Goods Tree Care for 2012-2014. D. Wenthe spoke to Tony Kyler from Goods, who suggested going to a new plan, where each year a decision is made on what will be done the following year. Dave and Tony will be walking the neighborhood Friday to compile a list, including 300, 516, and 760 Allenview Drive. A proposal has already been put together for 516 Allenview Drive.
 - ii. E. Davis will be taking the tennis nets down at the end of the month for the courts to be repaired, which is earlier than anticipated.
 - iii. The parking lots are finished. The area in front of the luxury townhomes is scheduled for replacement next year.
- g. Publicity – J. Miller
 - i. The next Allen Views will be a fall edition. J. Miller will work on a draft.
- h. Gardening – none

8. Manager’s Report – J. Davis

- a. Resale certificates were prepared for 338, 632, and 762 Allenview Drive.
- b. There were complaints about the overgrown shrubs and weeds at 514 and 518 Allenview Drive. J. Davis will send letters.
- c. 910 Allenview Drive is getting water in their basement. E. Davis looked at the property and said it is possibly a drainage concern. P. Gridley stated they are downhill from Allenview Drive.
- d. Emails were received from 512, 556, and 564 Allenview Drive. The Board stands behind its previous decision regarding the driveway at 556 Allenview Drive. The issue is not who owns the property; the issue is who is responsible for it. This is something the Board decided is the responsibility of the homeowner. J. Davis will email the homeowners and carbon copy the neighbors who also emailed, that the Board understands the homeowner has contacted his attorney, who can contact the Association’s attorney and provide the homeowner with the contact information.
- e. A complaint was made about the area inside the fence at 834 Allenview, which is affecting the neighbor’s property. The Association cannot do anything about what is inside of the fence.
- f. The association has chosen to maintain the light poles in the townhome area and the Board directs E. Davis to continue replacing light bulbs so that they all look the same.

9. Other Business –

- a. P. Gridley asks if a letter can be sent to 330 Wister Circle giving notice of the items needing to be addressed and if they are not, the association will take care of them and bill the homeowner. D. Wallet recommends drafting a letter to send to the attorney. J. Davis and D. Wallet will work on the letter.
- b. D. Wallet moves to send a letter to 2302 Foxfire Circle regarding the grass not being mowed under the power line, P. Gridley seconds, motion passes.
- c. There is currently a vacancy on the Architectural Control Committee. The homeowners at 556 Allenview Drive sent an email stating they would like to volunteer. D. Wallet responded that there was one vacancy on the ACC and asked which homeowner would like to volunteer so that she could bring their name to the Board for approval. D. Wallet did not receive a response from the homeowners.

10. Meeting Adjourned: 803 PM, July 22, 2014.

Next Meeting: August 26, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis