

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, June 24, 2014 at 6:30 PM
Messiah Village Board Room

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

Absent –Dave Wenthe, Isabel Heath

1. Call to order: Meeting called to order by P. Gridley at 6:30 PM

2. Homeowner concerns:

Elizabeth Leslie, 760 Allenvue

Ms. Leslie continues to be concerned about the yard erosion between 760 and 616 Allenvue Drive. She provided pictures to the Board of the area. There is ponding in the backyard, but the front yard is much worse. The mulch will float out to the parking lot. It is a heavily shaded area. Ms. Leslie's proposal for correction is to remove the cherry and dogwood trees in order to allow the light in. She also suggests redirecting the downspout and reestablish grass. Another concern is the maple tree adjacent to her house in need of trimming.

P. Gridley appreciates the proposal and is in agreement. The maintenance committee will work with Ms. Leslie to get the issue resolved. There are trees in this area scheduled for work.

Cyan Bender-Exley, 708 Allenvue

Mr. Bender-Exley is asking the Board to re-open the discussion from last month regarding patio tables with an open flame. He did not see anything in the C&Rs restricting them. He also contacted the township and was told fires for recreation use are permitted as long as trash, debris, and leaves are not burned. Mr. Bender-Exley feels a propane table is no different than a propane grill.

D. Wallet stated the C&Rs allow for the Board to make additional rules and regulations. A motion had been passed not allowing fire pits. D. Wallet objects to the table because it is a fire pit in the table with no distinction between that and a fire pit in the ground.

Mr. Bender-Exley feels the distinction is between the propane and the wood. G. DiStefano agrees with this.

D. Wallet, on behalf of D. Wenthe, asks about the size of the propane tank, which was a concern. Mr. Bender-Exley states the average size is 15-20 pounds, which is the same as a gas grill. A 15-pound tank burns out after about 10 hours, or 4-5 uses.

Twila Perry, 558 Allenvue

Ms. Perry submitted an ACC request for a new garage door. Luke Songer, from West Shore Window & Door was also present to answer any questions or address any concerns.

D. Wallet stated the ACC developed a standard door and color for approval. The ACC was unable to tell from the request if the color was a match to what was approved. Mr. Songer has a larger sample to view following the meeting.

3. Approval of minutes from the May meeting: Motion to approve minutes by G. DiStefano, seconded by B. Stump, motion passes.

4. Pool Report – G. DiStefano

- a. There was an incident at the pool where someone brought in a glass bottle, which broke. A reminder will be in the next AllenViews about glass products not being permitted in the pool area.

5. President's Report – P. Gridley on behalf of D. Wenthe

- a. 330 Wister Circle
 - i. Letters were sent to homeowners living on Wister Circle, providing them with an update.
 - ii. A letter was received from a homeowner regarding recent activity at the home. The Board will need to look at the property after the work is done to see what the next step will be.
 - iii. G. DiStefano, as a homeowner not a Board member, composed a letter to go to Ms. Brennan expressing her concern and encouraged others to do the same.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.

7. Committee Reports

a. Architectural Control – D. Wallet

i. ACC Requests

- 1) There was discussion at the last meeting about a request from 607 Allenview to replace the boards at the front of the townhouse, which surround a rectangular dirt mound. The ACC recommends the request to replace the boards is not approved and the homeowner will be advised to submit another request showing what will be done to the area without boards or return it to grass, B. Stump seconds, motion passes.
- 2) 450 Allenview submitted a request to replace the coach lights on either side of the front door with similar coach lights. The proposal was circulated among the Board for review. P. Gridley motions to accept the proposal as written, B. Dick seconds, motion passes with D. Wallet abstaining. J. Davis will write the approval letter.
- 3) 602 Allenview submitted an ACC request along with a letter to the Board to replace the windows in the enclosed patio with sliding doors. The ACC looked at the home and the request is similar to a previous one that was turned down. The ACC recommends this request be denied and will state that if the homeowner would like to put screens where the windows are, that would be approved, J. Forry seconds, motion passes.
- 4) 558 Allenview submitted an ACC request for a garage door replacement. The ACC approves the style of the door, but is concerned about the color. B. Stump motions to allow D. Wallet to make the final decision on approval after meeting with Mr. Songer from West Shore Window & Door and the homeowner following the meeting to look at the color, B. Dick seconds, motion passes.
- 5) 764 Allenview submitted an ACC request for aluminum window sill replacements. The sills around the window are currently rotted, the homeowner wants to replace them with aluminum sills and leave them natural until the home is painted this year. The ACC is concerned with the lack of information provided and recommends denying the request, but invites a more detailed request be submitted, G. DiStefano seconds, motion passes.

ii. Fencing report – B. Stump

- 1) B. Stump met with a representative of Tyson Fencing in Harrisburg last week regarding the replacement of the wooden fences in Allenview. He is still waiting to receive the bid, but one concern expressed was the pricing for the removal of the wood because it is such a large amount. The current fences are pressure-treated oak, which are expensive. The representative suggested going with pine. The ACC needs to look at what the standard would be. They will continue to work on the fencing issue.

- iii. The ACC met with Debra Kirby, 627 Allenvue, regarding the exterior of her property. A follow-up letter will be sent stating the ACC is pleased with the improvements made, reminders of additional improvements to be made, and a request to submit an ACC form with what the removed shrubs will be replaced with.
- iv. Lori Caffarella has resigned from the ACC, so they are currently looking for additional members.
- v. There has been a problem with clumps of grass clippings in the front and back of some townhouse yards. In some places, there are large clumps of grass. P. Gridley will bring this to the maintenance committee and discuss it with Shopes.
- b. Recreation – G. DiStefano
 - i. The annual pool party in July will be advertised in the AllenViews.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
 - i. The parking lots will be getting done over the next several weeks.
 - ii. The tennis courts will be getting done this year.
- g. Publicity – J. Miller
 - i. A draft of the AllenViews was presented to the Board for review.
- h. Gardening – none

8. Manager's Report – J. Davis

- a. A resale certificate was prepared for 614 Allenvue Drive.
- b. 2306 Foxfire Circle received a letter regarding a trailer in the driveway. The homeowner contacted J. Davis, asking the Board be made aware the trailer had mulch in it for the yard and was temporarily in the driveway. The trailer is stored at the tree line or in Harrisburg. It is also used for work purposes. The homeowner asked for clarification on the length of time the trailer can be in the driveway. The Board stated the period of time given to those with RVs is 48 hours.
- c. A second letter was sent to 934 Allenvue requesting an ACC form be submitted for shrubbery that was removed. Nothing has been received. The Board agrees the fine process should be started and another letter sent.

9. Other Business – The Board discussed the patio table request for 708 Allenvue. J. Forry stated the previous fire problems came from wood burning. There are grills on decks that people do not ask permission to have and there are no repercussions for using the grills. The township does not have a problem with recreational fires. G. DiStefano motions to approve patio tables fueled by 15-gallon or less propane tanks, not wood burning, outside of the home, J. Miller seconds, motion passes (5 in favor, 1 opposed, 1 abstain).

10. Meeting Adjourned: 7:55 PM, June 24, 2014.

Next Meeting: July 22, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis