

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, May 27, 2014 at 6:30 PM
Messiah Village Board Room

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

Absent –Brad Stump, Patrick Gridley

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

2. Homeowner concerns:

Cyan Bender-Exley, 708 Allenview Drive

Mr. Bender-Exley would like to install a patio set that includes a table containing a propane tank, allowing for a small fire in the center. Mr. Bender- Exley feels this is less dangerous than a propane grill and as long as it is not against the house, he does not see it as a hazard. He respects the position of the Board to oppose fire pits and chimineas. However, he does not feel this is the same.

D. Wallet opposes because she feels it is open fire. G. DiStefano explains there is a button to turn it off, like a grill.

Mr. Bender-Exley feels this is a controllable fire because there are no embers and the propane flame does not go high. The housing unit under the table will hold the tank.

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

4. Pool Report – G. DiStefano

- a. Memorial Day weekend was opening weekend and it went well.
- b. Recent expenses include a black-flow preventer that was leaking, chairs purchased at Lowe's, and umbrellas purchased from Big Lots.
- c. The pump was spraying water, so Aqua Specialists was contacted.
- d. E. Davis bleached the floors.
- e. Over 115 pool cards requested; there was discussion regarding guests at the pool.
- f. For parties, if there are 25 or less people, only one guard is needed and the charge is \$75. If there are over 25 people, then two guards are required and the charge is \$100.
- g. There are currently six parties scheduled. All parties are on the website calendar.
- h. The pool will be opened for the next two weekends and then it opens June 13th for the rest of the season.

5. President's Report – D. Wenthe

- a. 330 Wister Circle
 - i. There are no relatives that can help with the house; everything has been passed on to Mary Anne. The attorney has offered her resources, including his auction contacts, to try and empty the house. There is a PA law that allows the property to be taken over, but it is an enormous undertaking and burdensome process. The attorney has spoken with her several times, but she does not want to deal with the property. At this point, the Board will continue to send letters regarding issues with the property.

- ii. A letter was received from the homeowner in response to letter sent from the Board regarding condition of the fence and the tree stump in the yard.
 - iii. D. Wallet moves a letter is sent to residents of Wister Circle advising them we talked to the attorney and as long as the homeowner is responsive to our requests, we will continue to work with her. G. DiStefano seconds, motion passes.
- b. Outstanding dues – The attorney met with D. Wenthe, B. Dick, and J. Davis following the last Board meeting. The attorney will continue to work on the properties with large outstanding balances.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed. B. Dick will contact the lawyer regarding the largest outstanding dues and talk with the accountant regarding interest.

7. Committee Reports

- a. Architectural Control – D. Wallet
 - i. ACC Requests
 - 1) 607 Allenvue did not submit a formal request, but D. Wallet spoke to the homeowner. There is a boarded-up portion of the front of the townhouse that the homeowners would like to remove and replace. D. Wallet said the boards were never approved and an ACC request was needed. Nothing more was heard from the homeowner. A letter will be sent to take down the nonconforming boards.
 - ii. Paint chart for new colors is now in the possession of the ACC Chair.
 - iii. The ACC is giving priority to the fences for 2014-2015. Someone from the committee is looking into the cost of the fences to give the Board a report in the upcoming months. It is the belief that it should be done all at once.
 - iv. A list was compiled of community concerns. ACC would like to start taking some of the items on the list and begin to try to get some cooperation from people. The plan is to pick one area to focus on one area at a time. Some of the items could go in newsletters.
 - v. The stenciled curb number has been painted over at the request of ACC.
 - ii. Recreation – G. DiStefano
 - i. The weather was nice and the yard sale was successful.
 - ii. Adult swim begins Thursday night, 7-9 PM.
 - iii. The last Saturday of July will be the pool party.
 - iii. Nominating – none
 - iv. Audit – none
 - v. Budget – none
 - vi. Maintenance – P. Gridley
 - i. Motion by the maintenance committee to approve the proposal for the stoop and walkway at 770 Allenvue, D. Wallet seconds, motion passes.
 - vii. Publicity – J. Miller will work on another newsletter to go out the beginning of July and include pool party information.
 - viii. Gardening – I. Heath is concerned with the appearance of the entrance. D. Wenthe reported it had recently been cleaned up, but J. Forry will look for what needs to be improved.

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 510, 611, 630, 715, 756, and 946 Allenvue Drive and 2116 Foxfire Drive.
- b. Some homeowners have requested labeling the visitor parking area. G. DiStefano clarified it is overflow parking. If there had been "visitor" previously marked, D. Wallet does not object to re-painting the existing lines.
- c. 2306 Foxfire Circle has a trailer. D. Wallet moves another letter is sent to the homeowner.

- d. 708 Allenview Drive requested permission to have a patio table that contains a small propane tank. The Board further discussed their concerns. D. Wallet feels the propane in the middle of the table is just a fire pit in the middle of the table. She is concerned she will have to explain to someone why they cannot have a fire pit on the ground versus one in the table. G. DiStefano feels a fire pit is wood and uncontrollable, where this is not the case with the propane in the table. This is a low flame, you can turn it off. J. Miller would attribute it to the same thing as a propane grill, which she uses regularly. There is no top, but there is an off switch. This is more controllable than a fire pit or chimineas, which have embers. J. Miller feels the table would be further from the house or fence than a grill would be. I. Heath feels neighbors who don't understand the difference might have problems with it. J. Forry said to specify with wording that wood-burning is not allowed; anything other than something with an off-switch. G. DiStefano motions to approve the small canister propane-fueled patio table, J. Miller seconds, motion fails (3 in favor, 3 opposed, 1 abstain). D. Wenthe is concerned with the tank and expresses to the homeowner he should return with more details.
- e. 556 Allenview sent an email to the Board regarding maintenance of the driveways, which the Board discussed.
- f. An invoice from C & Z Construction dated October 3, 2013, was submitted for payment. This is related to the fencing done behind the townhomes that had the fire. After discussion, the Board determined the amount on the invoice was incorrect and J. Davis will contact C & Z for more information and clarification.
- g. The roofing contracts and deposits were sent to Encore for 505 and 507 Allenview. A letter will be sent to 503 Allenview. The majority of the 730-744 building chose Encore Roofing. A letter was sent asking for deposits and signed contracts to be returned by June 7, 2014.
- h. 934 Allenview removed the bush, but an ACC form was not submitted for a replacement. A letter will be sent asking the homeowner to kindly submit one by the next ACC meeting.

9. Other Business – none

10. Meeting Adjourned: 8:15 PM, May 27, 2014.

Next Meeting: June 24, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis