

**ALLENVIEW HOMEOWNERS**

**Board of Directors' Meeting**

Tuesday, November 25, 2014 at 6:30 PM

Messiah Village Board Room

| Board Member | Term | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Jan. |
|--------------|------|-------|-------|-----|------|------|------|-------|------|------|------|------|
| B. Dick      | 2015 | X     | X     | X   | X    | X    | X    | A     | X    | X    |      |      |
| G. DiStefano | 2017 | A     | X     | X   | X    | A    | X    | X     | X    | A    |      |      |
| J. Forry     | 2016 | X     | X     | X   | X    | X    | X    | A     | X    | X    |      |      |
| P. Gridley   | 2015 | X     | X     | A   | X    | X    | A    | A     | X    | X    |      |      |
| I. Heath     | 2016 | X     | A     | X   | A    | X    | A    | X     | A    | A    |      |      |
| J. Miller    | 2017 | X     | X     | X   | X    | X    | X    | A     | A    | X    |      |      |
| B. Stump     | 2016 | A     | X     | A   | X    | X    | A    | A     | X    | X    |      |      |
| D. Wallet    | 2017 | X     | X     | X   | X    | X    | X    | X     | X    | X    |      |      |
| D. Wenthe    | 2015 | X     | X     | X   | A    | X    | X    | X     | X    | X    |      |      |

**1. Call to order:** Meeting called to order by D. Wenthe at 6:31 PM.

**2. Homeowner concerns:**

Anthony Bruce, 950 Allenview Drive

Mr. Bruce submitted an ACC request to change cedar siding to vinyl siding.

D. Wallet shared the request with the Board. The ACC looked at the color submitted, olive green with black shutters. The ACC recommends approval of the entire request (shutters, door, octagonal window), P. Gridley seconds, motion passes.

Mr. Bruce asked for the shade of black for the shutters. J. Davis will provide him with the painter's phone number.

Mr. Bruce asked about having his stoop done and if the association will cover it. P. Gridley stated it is on the list of concrete to be considered for repair next year by the association.

William Martini, 2108 Beacon Circle

Mr. Martini received an ACC letter regarding the address stenciled on the curb outside of his home, which has been there for over ten years. He is wondering why he is just now receiving a letter.

D. Wallet stated one homeowner recently stenciled the numbers on their curb and it's the position of the ACC, and approved by the Board, that it violates the sign policy in the C&Rs. A letter was sent and the homeowner complied. As a result, it was realized there were additional curb numbers in the community, including Mr. Martini's, and that is what prompted the letter.

Mr. Martini feels that it is difficult to see the numbers when driving through the development and it becomes a safety issue for emergency personnel to be able to find the house numbers. He is frustrated that he is now being asked to remove the stenciling after it has been there for ten years.

D. Wallet stated the stenciling will be addressed in the next issue of the Allen Views and they are making an attempt to find out who is going through the community soliciting the painting of curb numbers.

Mr. Martini also received a letter prior to the curb number letter regarding ACC issues. He feels he works hard to maintain his property and is being targeted for small items. Rules are being taken to the extreme and a happy-medium needs to be found.

D. Wallet said the ACC and Board are working to spruce things up and make a concerted effort to see that people maintain their property. When we enforce things, we ought to do them uniformly. The community is aging and we are hoping to get all homeowners to contribute to improve things, which is to everyone's benefit.

Mr. Martini expressed that the ACC process is cumbersome and therefore, people may feel discouraged to make improvements.

D. Wallet said when they had more volunteers someone would come to the house first before sending a letter. However, there are no longer enough volunteers so that is why letters are sent.

**3. Approval of minutes from the October meeting:** Motion to approve minutes by B. Dick, seconded by J. Miller, motion passes.

**4. President's Report** – none

**5. Treasurer's Report** – B. Dick

- a. Updated financial statements were reviewed.
- b. D. Wenthe is concerned about the amount of money owed to the association. An aging summary as of October 31, 2014 was reviewed.
- c. J. Miller stated that some people are told by their realtor that the dues are a part of the money escrowed for taxes, which is incorrect.

**6. Committee Reports**

- a. Architectural Control – D. Wallet
  - i. ACC Requests
    - 1) The request for 950 Allenview Drive was discussed under homeowner concerns. There is a concern about the grids in the windows. The majority of the windows in that row do not have the grids. Therefore, 950 Allenview Drive should not have grids in the windows.
    - 2) The ACC approves the storm door replacement at 613 Allenview Drive.
    - 3) Another request for the deck at 938 Allenview Drive was submitted, as requested. The Board approves the request for the deck to be changed according to the specifications provided by the association.
  - ii. The ACC continues to be upset about the condition of the grass and it being weed wacked too closely. B. Dick will meet with Joan Stokes in the spring to look at the area. P. Gridley stated the ground is hard and dry. It is in a shaded area where grass does not grow easily.
- b. Recreation – none
- c. Nominating – G. DiStefano
  - i. Konhaus will be mailing out election information the beginning of December.
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
  - i. The TruGreen 2015 proposal was approved.
  - ii. Last year's snow removal bill exceeded the budget by \$15,000. After discussion regarding how to cut costs back when this winter is expected to be worse, it was determined that once Shopes goes through, they will not go back to an area a second time unless another three inches of snow accumulates. Shopes is billing hourly, so it will be noted in the next Allen Views that residents should not interfere with the snow removal process and slow things down.
- g. Publicity – J. Miller
  - i. A draft of the Allen Views was presented for review.
- h. Gardening – none

**7. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 2102-2104 Foxfire Drive.
- b. A homeowner asked why the association only repairs/replaces the concrete in the front of the townhomes, not the back. The Board stated the patio area belongs to the homeowner and therefore, it is their responsibility.
- c. There is a covered car in the 600 evens section without a license plate or registration. J. Davis will check with Upper Allen Police about the car.
- d. One homeowner who received a letter about removing painted curb numbers suggested no solicitation signs at the entrances. The Board does not want signs placed, but will put information in the next Allen Views.
- e. 772 Allenview contacted companies about fencing, but has not had any success so far.
- f. A speed trailer was placed in the 500 block on 10/31/14. If the association wanted signs, that would need to be discussed with the township. It may be something that the association could purchase and install as a community.
- g. 618 Allenview Drive replaced the association bulb with a nonconforming bulb. D. Wallet motions to send another letter regarding the light bulbs, which the Board agrees to.
- h. 514 Allenview Drive still has overgrown shrubs and 932 Allenview Drive has not replaced the deck railings. They will both receive another letter and the fine process will continue.

**8. Other Business**

- a. The homeowner of 330 Wister Circle was assessed fines in the amount of \$250 and \$500. The homeowner is currently being fined \$5 per day until the work requested is completed.
- b. After discussion by the Board, P. Gridley motions to terminate the current attorney, request the entire file the attorney has for the association, and hire Duane Stone as the new attorney; B. Stump seconds, motion passes.
- c. The current resale certificate fee being asked by Allenview is low in comparison to other HOAs in the area. D. Wallet motions to increase the fee to \$200.00, B. Dick seconds, motion passes.

**9. Meeting Adjourned:** 7:46 PM, November 25, 2014; meeting in executive session at 7:48 PM.

**Next Meeting:** December 16, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis