

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, October 28, 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			
G. DiStefano	2017	A	X	X	X	A	X	X	X			
J. Forry	2016	X	X	X	X	X	X	A	X			
P. Gridley	2015	X	X	A	X	X	A	A	X			
I. Heath	2016	X	A	X	A	X	A	X	A			
J. Miller	2017	X	X	X	X	X	X	A	A			
B. Stump	2016	A	X	A	X	X	A	A	X			
D. Wallet	2017	X	X	X	X	X	X	X	X			
D. Wenthe	2015	X	X	X	A	X	X	X	X			

1. Call to order: Meeting called to order by D. Wenthe at 6:29 PM.

2. Homeowner concerns:

Haughey family, 772 Allenvue Drive

When the Haughey family moved to Allenvue, they spoke to their neighbors about replacing the fence. All but one neighbor was in agreement. That neighbor has since moved. Now that the Haughey's son has hurt himself on a fence board, they would like to move forward with replacing the fence. It is in such poor condition since it was not maintained by the previous owner, that it cannot be power washed or stained, and they were told they are not allowed to paint the fence.

D. Wallet stated if Mr. Haughey is willing to take the lead, he can talk with the new homeowner in the building and get a price for replacing the fence. An ACC request can then be submitted for approval.

Jack Rieman, 314 Wister Circle and John Sincavage, 332 Wister Circle

Mr. Rieman and Mr. Sincavage would like an update on 330 Wister Circle. Mr. Sincavage will check with the township regarding the condition of the deck. The Board received a letter from the homeowner, who paid her fine and stated she would move forward with the work requested. Mr. Rieman stated the fence was painted poorly and a board is still missing from the fence.

The Board fears if they have the work done and bill the homeowner, the association would incur the cost and the house would become in disrepair again. G. DiStefano wants to move forward with the fine process.

Mr. Sincavage stated the mowing at 2302 Foxfire Circle continues to be a concern.

Mr. Rieman asked about the stump removal at 300 Allenvue. D. Wenthe stated it takes several weeks for all of the utility companies to contact Good's before they can proceed with the removal.

Mr. Rieman expressed concern with the number of children playing in Allenvue and speeding cars going through the development. He asked the Board to consider contacting Upper Allen Township's Safety Officer for a consult and possibly putting up signs or setting up radar.

3. Approval of minutes from the August meeting: Motion to approve minutes by G. DiStefano, seconded by P. Gridley, motion passes.

4. Pool Report – G. DiStefano

- a. G. DiStefano and E. Davis will meet to put furniture away for the winter.

5. President's Report – D. Wenthe

- a. D. Wenthe will contact the association lawyer regarding services and to receive and updated synopsis.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.

7. Committee Reports

- a. Architectural Control – D. Wallet

- i. ACC Requests

- 1) The ACC recommends approval for the identical garage door replacement at 562 Allenview Drive, G. DiStefano seconds, motion passes. P. Gridley motions for the ACC to be able to approve identical garage door replacements, G. DiStefano seconds, motion passes.
 - 2) A request was submitted by 938 Allenview Drive for a solid-wall deck that was built. The ACC does not recommend approval, P. Gridley seconds, the request is denied. The Board will give the homeowner thirty days to remove and replace the deck walls.
 - 3) The ACC recommends approval for a mailbox replacement at 338 Allenview Drive. G. DiStefano motions for the ACC to be able to approve mailboxes, P. Gridley seconds, motion passes.
 - 4) A request was submitted by 336 Allenview Drive for a 4' fence with a gate. Both neighbors have agreed to the fence. There was concern with the fence being on the property line. The ACC recommends approval, P. Gridley seconds, motion passes with one opposed.
 - 5) A request was submitted by 623 Allenview Drive for the removal of a dead spruce tree in front of the townhouse, but the request does not state what it will be replaced with. ACC recommends approval, but the homeowner will need to state what the tree is replaced with, P. Gridley seconds, motion passes.
 - 6) The ACC approves the identical window replacement for 620 Allenview Drive.
 - 7) A request was submitted by 334 Allenview Drive for a rear patio replacement. The ACC recommends approval, P. Gridley seconds, motion passes.
 - ii. The Board approves replacement coach lights are added to the Committee's authorization.
 - iii. The ACC has begun townhouse inspections.
 - iv. There are low-hanging branches over the sidewalk in the single family home area. The Board directs ACC to send additional letters.
 - v. There is stored wood on common property behind 902 Allenview Drive, which needs to be stored on the patio. A letter will be sent to the homeowner.
 - vi. D. Wallet moves to investigate who the trailer parked on Mt. Allen Drive across from the pool belongs to and request that it be moved, J. Forry seconds, motion passes.
 - vii. D. Wallet motions to send a letter to 400 Allenview Drive regarding the tarp currently over the garage door, P. Gridley seconds, motion passes.
 - viii. Curb numbers have been painted at 2107 and 2116 Foxfire Drive; 2102, 2108, 2109, and 2111 Beacon Circle. D. Wallet motions to advise homeowners to eliminate the curb number sign, J. Forry seconds, motion passes.
 - ix. There is a street number sign in the townhouse area in need of new blocks at the base of the sign. D. Wallet will get the sign number to the maintenance committee.
 - x. D. Wallet would like to write a letter to 510 Allenview Drive about their rear deck that is bowed.
- b. Recreation – none

- c. Nominating – G. DiStefano
 - i. J. Forry and B. Stump have agreed to be part of the nominating committee.
 - ii. The information sheet for prospective Board members will be mailed out December 1, 2014 with a return date of December 13, 2014.
- d. Audit – none
- e. Budget – B. Dick
 - i. The committee is working on the budget and will meet again next month.
- f. Maintenance – P. Gridley
 - i. Sidewalk/stoop repair
 - 1) 450, 452, 458, 506, 554, 556, 558, 805: The maintenance committee recommends approval of work to be done by Cumberland Masonry in the amount of \$7,648 for 8 sidewalks and 4 stoops this year, B. Stump seconds, motion passes with D. Wallet abstaining.
- g. Publicity – J. Miller
 - i. The next Allen Views will be going out soon. There was a suggestion to include information about curb numbers, storing wood for fireplaces, the sign policy, labeling trashcans, placing trash in front of homes for removal, and information about the upcoming election
- h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 803 and 805 Allenvue Drive.
- b. A list of the 2015 meeting dates will be sent to Messiah Village.
- c. 554 Allenvue Drive asked the Board to consider using LED bulbs in the townhome light posts. The maintenance committee recommends using LED bulbs when the supply of CFL bulbs runs out. The ACC recommends all lights in the building would be done at the same time.
- d. 618 Allenvue Drive emailed about the CFL color being used by the Association. Currently, a colored bulb is in the post for Halloween. After the holiday, if the light still remains, it will be removed and replaced with the approved bulb.
- e. 2302 Foxfire Circle emailed in response to a letter sent by the Board about mowing. The Board will send another letter to have the area mowed.
- f. 846 Allenvue would like the tree stumps behind the rear fence removed. The Board is aware it should be done, along with several other stumps in the neighborhood, and it is on the list to be considered for next year.
- g. A letter will be sent to the 800 section about placing trash in front of homes for removal.
- h. The fine process will continue for the removed deck railings at 932 Allenvue Drive.
- i. The fine process will continue for the overgrown weeds and shrubs at 514 Allenvue Drive.

9. Other Business

- a. 330 Wister Circle will receive a letter stating an extension is granted until November 1, 2014 for the work to be completed and the fine process will continue.
- b. The ACC is not happy with the area near 568 Allenvue Drive, where the weed wacker has removed the grass. The maintenance committee will speak with Shopes.

10. Meeting Adjourned: 8:24 PM, October 28, 2014; Meeting in executive session at 8:26 PM.

Next Meeting: November 25, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis