

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, April 28, 2015 at 6:30 PM
 Messiah Village Board Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Betty Dick	2016	A	X									
Jon Forry	2016	A	A									
Brad Stump	2016	X	X									
Gina DiStefano	2017	X	X									
Jessica Miller	2017	X	X									
Debra Wallet	2017	X	X									
Kim Deiter-James	2018	X	X									
Linda Echard	2018	A	X									
Meg Kelly	2018	X	A									

1. Call to order: Meeting called to order by B. Stump at 6:37 PM.

2. Homeowner concerns:

Elizabeth Leslie, 760 Allenvue Drive

Ms. Leslie has been asking for six years about the drainage situation near her home. The aeration did not work. The issue is her downspout and she would like someone to meet with her in order to resolve the situation. B. Stump will meet with Ms. Leslie and look into a general contractor for the downspout work that needs to be done.

3. Committee Appointments

a. Maintenance Committee members:

i. B. Stump nominates the following people to the maintenance committee - Brad Stump, Jon Forry, Patrick Gridley, and Jamie James. D. Wallet motions to approve, G. DiStefano seconds, motion passes.

b. Gardening Committee: G. DiStefano nominates L. Echard as chair, D. Wallet seconds, motion passes.

c. Budget Committee – B. Dick nominates the following people to the Budget Committee – Gina DiStefano, Brad Stump, and Betty Dick. D. Wallet motions to approve, K. Deiter-James seconds, motion passes.

d. Architectural Control Committee: D. Wallet nominates Jill McCabe to be a member of ACC, G. DiStefano motions to approve, K. Deiter-James seconds, motion passes.

4. Approval of minutes from the March meeting: Motion to approve minutes by D. Wallet, B. Dick seconds, motion passes.

5. Pool Report – G. DiStefano

a. The pressure relief valve in the wading pool broke over the winter and will be replaced.

b. The lights were out on one side and will be fixed.

c. All but one guard from last year is returning and one new guard has been hired.

d. The pool has been opened and preparations for the upcoming season are underway.

e. One pool party is already scheduled.

6. President's Report – B. Stump

- a. Dues collections
 - i. Over \$20,000 has been collected.
 - ii. Several homeowners have arranged to make monthly payments to be paid in full within one year. At the 6 month mark, the attorney will contact the homeowner to remind them of what is still owed. If any payments are missed or the homeowner has not paid in full after one year, the attorney will sue.
 - iii. For those homeowners the attorney has not heard from, he is going to move forward with suing them.
- b. Dog run
 - i. The attorney does not recommend a dog run.
 - ii. The insurance will go up and a special insurance would be needed.
 - iii. If the insurance agreed to cover it, most insurance companies will not cover particular dog breeds.
 - iv. It could be considered unsightly, curbing would need to be enforced, and maintaining the lawn area would be difficult.
 - v. Rules would need to be set in place.
 - vi. There is liability if a dog were to get loose and/or bit a person or another dog.
 - vii. One suggestion from the attorney was to put in a walking path, which would be cheaper, or to spend special assessments on beautification.

7. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.

8. Committee Reports

- a. Architectural Control – D. Wallet
 - i. ACC Requests
 - 1) An identical patio door replacement at 916 Allenvue Drive was approved.
 - 2) An identical window replacement at 524 Allenvue Drive was approved.
 - 3) An identical front door and storm door replacement at 709 Allenvue Drive was approved. The ACC did check with the homeowner to make sure the storm door was a full view door.
 - 4) A request was received from 542 Allenvue Drive for cement pavers underneath the deck area that would come out to the extension of the deck. The request is also to install a privacy fence between 542 and 544 Allenvue Drive, which looks like other privacy fences. The ACC recommends approval, G. DiStefano seconds, motion passes.
 - 5) An identical window and sliding door replacement at 764 Allenvue Drive was approved.
 - 6) An identical shrub replacement at 608 Allenvue Drive was approved.
 - ii. The ACC did neighborhood inspections and requests letters for the following:
 - 1) 600-604 Allenvue has items stored along the fence to the rear of townhouse.
 - 2) 914 Allenvue has wood posts piled beside electric box.
 - 3) 400 Allenvue has made landscaping changes, which includes a possible vegetable garden, without submitting a request.
 - 4) 654 Allenvue was recently approved for a rear enclosure, but there is no fence/gate to hide the trash cans as had been approved. The recommendation is to finish the gate process in order to hide the trash cans.
 - 5) 648 Allenvue has play equipment stored outside the screened in porch, which should be put away when not in use.
 - iii. The ACC reported to the Board there is a problem with the shutters being painted and then blistering. The maintenance committee will need to resolve this issue with the painter.

- iv. The ACC drafted a checklist of items for townhouse homeowners to be aware of what the ACC is looking at. It will be included as an insert with the AllenViews.
- b. Recreation – K. Deiter-James
 - i. The yard sale will be held on 5/16 with a rain date of 5/23. It is the same day as Winding Hills and other nearby neighborhoods.
 - 1) J. Davis will place ads in The Guide, on PennLive.com, YardSaleSearch.com, and on Craigslist.
 - 2) K. Deiter-James will work on signs for the yard sale.
 - ii. The pool party will be held the last Saturday in July.
 - iii. K. Deiter-James is looking into National Night Out.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – B. Stump and J. Forry
 - i. Shopes will be delivering mulch the week of May 11th. They will take care of seeding areas where sidewalks were replaced and other areas of concern. B. Stump will remind them about the weed-whacking complaints.
 - ii. A proposal from TruGreen for late spring fertilizer, early fall fertilizer, and grub control is \$4,679.90. G. DiStefano motions to accept, B. Dick seconds, motion passes.
 - iii. A proposal from Good’s Tree care is for soil injection at two homes for the care of trees in the amount of \$316.24. L. Echard motions to approve, K. Deiter-James seconds, motion passes. B. Stump will contact Good’s Tree Care to do another assessment of the neighborhood.
 - iv. 930 Allenvue requested the small tree in the front of the house be removed because the shade from that tree, plus the large one in the common area causes nothing to grow at the front of the house. B. Stump will check with Good’s Tree Care to ask for a recommendation.
 - v. There are several parking lots that need to be completely replaced, which is expensive. B. Stump will contact Cumberland Masonry and have them assess which lot is most in need of replacement first. One will be done this year to start and then other lots will be budgeted for future work.
 - vi. B. Stump will contact Cumberland Masonry to assess concrete repairs.
 - vii. In response to the request for guidelines for fence replacements, the maintenance committee came up with the following:
 - 1) Fences shall remain the same height, width, and length as already determined
 - 2) Materials to be used must be pressure-treated lumber (no PVC or fake lumber)
 - 3) All hardware should match and be black
 - 4) Doors to outside should be on center with the house; or where currently located
 - 5) If 4x4 posts are in good condition, they may be used for the new fence
 There are two homes in the same row that contacted J. Davis about the poor condition of their fence. J. Davis and B. Stump will work on a letter similar to the roof letter to send to the homeowners in that row in order to start the fence replacement process.
- g. Publicity – J. Miller
 - i. A draft of the spring letter was reviewed and will be sent to Konhaus for printing and mailing.
- h. Gardening – none

9. Manager’s Report – J. Davis

- a. Resale certificates/initiation fees
 - i. The initiation fee from 805 Allenvue Drive was received.
 - ii. Resale certificates were prepared for 707, 468, 566, and 506 Allenvue Drive.

- b. The Arbogast Foundation
 - i. A request was received from the Arbogast Foundation to hold a backyard picnic at the Allenvue pool as part of a fundraiser, which would be open to the public. The Board has reservations because of the number of people that could possibly attend. The Allenvue pool does not have the capacity to accommodate their needs.
- c. Several homeowners are looking for a timeframe on fence replacements. J. Davis and B. Stump will move forward with one building. If a homeowner has a fence with something broken, such as a gate or a missing board, they can submit an ACC request to fix what is broken. Complete fence replacements will be done as a building, similar to the roof process.

10. Other Business

- a. 932 Allenvue Drive continues to be fined \$5 per day.
- b. 330 Wister Circle continues to be fined. The attorney looked at the property recently. The Board will ask the attorney if they continue to fine the homeowner and the homeowner does not pay, is there some recourse or legal action that can be taken. If so, what would be the cost and is it something the attorney would recommend.

11. Meeting Adjourned: 8:20 PM, April 28, 2015

Next Meeting: May 26, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis