

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, August 25, 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	X	X	X	X					
Jon Forry	2016	A	A	X	A	X	A					
Brad Stump	2016	X	X	X	X	X	A					
Gina DiStefano	2017	X	X	X	X	X	A					
Jessica Miller	2017	X	X	A	A	A	X					
Debra Wallet	2017	X	X	X	X	X	X					
Kim Deiter-James	2018	X	X	A	A	X	A					
Linda Echard	2018	A	X	X	X	X	X					
Meg Kelly	2018	X	A	X	X	A	X					

**1. Call to order:** Meeting called to order by D. Wallet at 6:28 PM.

**2. Homeowner concerns:**

Jim McCormack, 804 Allenvue

Mr. McCormack submitted an ACC request for a window replacement. He also shared pictures with the Board of weeds growing from the neighbor's fenced-in area onto his property.

The Board stated they cannot do anything about what grows inside the fence, but he can clip anything that comes onto his property.

**3. Approval of minutes from the July meeting:** Motion to approve minutes with the correction by M. Kelly, B. Dick seconds, motion passes.

**4. Pool Report** – J. Davis on behalf of G. DiStefano

- a. Everything is going well and the pool will be open for two more weekends.

**5. President's Report** – D. Wallet on behalf of B. Stump

- a. Dues collection update
  - i. Two more judgements were made for Allenvue.
    - 1) One homeowner is appealing the judgement. The attorney is drafting a complaint.
  - ii. One hearing with the intent to defend has been rescheduled.
  - iii. About \$38,000 has been collected with about \$73,000 still outstanding.
  - iv. Letters from the attorney will be sent the end of the month for the next round of collections, which totals about \$11,000.
- b. Past attorney bill
  - i. B. Stump left a message with previous attorney's office about the bill and is waiting for a response.

**6. Treasurer's Report** – B. Dick

- a. Updated financial statements were reviewed.

## 7. Committee Reports

### a. Architectural Control – D. Wallet

#### i. ACC Requests

- 1) 620 Allenview submitted a request for a full-view front storm door replacement. ACC approved the request.
- 2) 720 Allenview submitted a request to change the color of the shutters to forest green. 722 Allenview agreed to the same color change since the homes are a “double” in appearance. ACC recommends approval of forest green shutters for 720 and 722 Allenview, J. Miller seconds, motion passes.
- 3) 762-772 Allenview submitted a request for a fence replacement for the entire building. ACC recommends approval, L. Echard seconds, motion passes.
- 4) 804 Allenview submitted a request for an identical window replacement with grids. ACC approved the request.

#### ii. Other items

- 1) There is a spruce tree at 327 Allenview alongside a maple tree that is dying. The preference would be for the tree to be removed since it is dying and growing into the maple tree. There are also weeds at the base of the tree. A letter will be sent.
- 2) A new mailbox was put in at 304 Allenview without an ACC request. The Board learned the old mailbox was hit by a car, so the homeowners needed to put a mailbox up immediately. L. Echard feels a letter is not needed in this particular case and the Board is in agreement. J. Miller asked if there is an expedited process for emergency situations. D. Wallet said that does exist. J. Miller will include information in the next Allen Views.
- 3) 808 Allenview asked about staining the fence. The ACC recommends the homeowner pressure wash the fence and apply a natural coat, not a stain.
- 4) There are weeds around the utility posts at 400 Allenview. There are also landscaping changes that were made to the area at the end of the driveway. A letter will be sent about the weeds and with a reminder about submitting an ACC request for any changes.
- 5) A reminder will be sent to 452 Allenview about trimming the shrubbery in the front. J. Miller will also include a reminder in the next Allen Views.
- 6) There are concerns about exterior maintenance needed at 924 Allenview. The homeowner also sent an email to the Board about trees removed by the Association, wanting to know if the trees will be replaced. E. Davis will take some pictures to share with the Board for further clarification.
- 7) There is a tree growing alongside the yield sign by 2116 Foxfire Circle, which needs to be removed. E. Davis will look to see if he can remove it. If not, Shope’s will be asked to take care of it.
- 8) Further discussion of window air conditioners, window fans, and window screens will be tabled until the September Board meeting.

- a. Recreation – none
- b. Nominating – none
- c. Audit – none
- d. Budget – none

- e. Maintenance – D. Wallet on behalf of B. Stump
  - i. Cumberland Masonry
    - 1) Work on the parking area for 450-470 Allenvue is tentatively scheduled to be done the last week of September. B. Stump is hoping to finalize the schedule by Labor Day in order to contact those who will be affected by the work.
  - ii. Good's Tree Service
    - 1) B. Stump recommended approval of the proposal except for two items dealing with stump removal. L. Echard has bids from Lenk's Tree Service for stump removal, but the cost is higher than Good's for one item and does not cover the second item in the Good's proposal. L. Echard motions to accept the proposal in its entirety by Good's Tree Service for a total of \$23,191 subject to approval from B. Stump, J. Miller seconds, motion passes.
  - iii. Lenk's Tree Service estimate – L. Echard
    - 1) L. Echard motions to accept the bid from Lenk's Tree service to remove stumps behind 838-848 Allenvue as well as a stump behind 914 Allenvue for a total of \$595, M. Kelly seconds, motion passes.
  - iv. PPL and Black's Landscaping
    - 1) PPL is not going to remove the tree at 760 Allenvue. B. Stump recommends having Good's take care of it immediately and then he will schedule the work with Black's. L. Echard motions to allow Good's Tree Care Service to remove the tree and then proceed with having Black's Landscaping do the work needed at 760 Allenvue, M. Kelly seconds, motion passes.
  - v. Shope's
    - 1) Debris was cleaned up by Shope's Landscaping from old stump removals.
- f. Publicity – J. Miller
  - i. Submit items for the next Allen Views to J. Miller before the next meeting so she can have a draft for review by the Board.
- g. Gardening – L. Echard
  - i. L. Echard is continuing to work on a plan regarding trees in the park area.
  - ii. L. Echard received an email from 526 Allenvue with concern about blue spruces in the back of the property, which belong to the Association. The homeowner would like Good's to take a look at the trees. J. Davis also received an email and forwarded it to B. Stump.

## 8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 709, 720, and 746 Allenvue Drive.
- b. There was a request from the 916-930 building for the parking spot numbers to be repainted. The 700 odds have the same request. D. Wallet stated the repainting is usually coordinated with resealing.
- c. If the tree debris at 956 Allenvue is not removed by 8/31/15, a second letter will go out.
- d. If the overgrown shrubs in the rear of 930 Allenvue have not been trimmed by 8/29/15, a second letter will go out.
- e. The cable at 938 Allenvue still remains on the roof. The homeowners have stated through email the cable company has missed two appointments, but another appointment was scheduled. The Board agrees to give them another ten days and will then follow-up if the cable remains.
- f. 309 Allenvue has until 8/29/15 to take care of exterior maintenance.
- g. A complaint was made about exterior maintenance needed at 778 and 782 Allenvue, which are both currently vacant. D. Wallet suggested letters go out to the homeowners as well as to the realtor selling 778 Allenvue.
- h. There are two areas where Fios cable is on the ground and not buried. J. Davis contacted Fios and is waiting to hear from a local dispatch to see if they will go out and bury the cables.

## 9. Other Business

- a. Entrance signs – L. Echard
  - i. A suggestion was made from a homeowner to have entrance signs to communicate information. The Board was looking for something that is maintenance free. L. Echard looked at the one in Allendale, but the bulletin board signs are not attractive and new signs need to be printed each time information is posted. L. Echard looked at letter signs with plastic letters that can be changed. She received a bid from Signarama for brushed aluminum signs in either a 2' x 3' size or a 3' x 3' size. For the 3' x 3', the actual height including the stand for the sign is 5'. The signs would be single-sided because they would be placed in the island where the plantings would be blocking one side of the sign. D. Wallet is opposed to the signs at the entrances, feeling they detract from the community and would not be useful. If there were a sign, D. Wallet feels by the pool would be a better location. L. Echard stated many people do not drive by the pool regularly. Another concern is that the novelty might wear off and people would stop noticing the sign and not read the information. The Board decided to discuss the entrance signs further at the next meeting.
- b. 932 Allenview Drive
  - i. Continues to be fined \$5 per day until the work requested is complete.
  - ii. There is a utility trailer parked in the back, in the grass. A letter will be sent requesting the trailer be moved within 48 hours.
- c. 330 Wister Circle
  - i. B. Stump will contact the attorney regarding the property.

**10. Meeting Adjourned:** 7:43 PM, August 25, 2015

**Next Meeting:** September 22, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis