

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

**1. Call to order:** Meeting called to order by B. Stump at 6:34 PM.

**2. Homeowner concerns:**

Tim Dusart, 954 Allenvue

Mr. Dusart received an ACC letter requesting the red tan bark behind his fence be removed, along with the plantings, and grass put down. As a compromise, Mr. Dusart submitted an ACC request to change the tan bark color, rather than remove everything.

D. Wallet stated the ACC will be recommended approval of the request and appreciates his effort to comply.

Elizabeth Leslie, 760 Allenvue

Ms. Leslie is looking for an update on the work to be done with the regrading and drainage at her home.

B. Stump received a bid from Black's Landscaping, but there is a tree that needs to be removed first. He is going to contact PPL since it is close to an electrical box. B. Stump will be in touch with Ms. Leslie to let her know once the work is scheduled.

**3. Approval of minutes from the June meeting:** Motion to approve minutes by D. Wallet, L. Echard seconds, motion passes.

**4. Pool Report – G. DiStefano**

- a. Everything continues to go well at the pool. There have been few pool parties during the season, but August is quickly getting filled up.
- b. There was little interest expressed from homeowners in having an annual pool party, so that was cancelled.

**5. President's Report – B. Stump**

- a. Dues collection update
  - i. One hearing was cancelled because the amount due was paid in full.
  - ii. A default judgement was made in favor of Allenvue because the homeowner did not show for the hearing.
  - iii. One hearing has been continued and will be rescheduled.

- iv. Approximately \$36,800 collected with about \$74,400 remaining to be collected.
  - v. D. Wallet motions that regular payments made in accordance with an agreement previously made, not be turned over to the attorney for collection, unless a payment is missed and then the Board will reconsider, G. DiStefano seconds, motion passes.
- b. The previous attorney sent two bills. B. Stump contacted the office and was told the previous attorney is no longer employed there. B. Stump is waiting to hear back from the person who handles billing.

## 6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.

## 7. Committee Reports

### a. Architectural Control – D. Wallet

- i. Vicki Strawn has resigned. The ACC motions to approve the appointment of Amy Steiner (312 Allenvue) to the committee, G. DiStefano seconds, motion passes.
- ii. The ACC discussed prohibiting window fans and window air conditioner units in response to homeowner emails that were received. The ACC strongly supports continuing to prohibit these and upholding the motion that was made.

K. Deiter-James expressed concern for those with a medical condition and feels those situations should be considered. She is in agreement the window fans and air conditioners do not lend to ACC harmony, however accommodations should be made for those with medical concerns.

D. Wallet stated the ACC is only responsible for considering if something is in harmony with the community. It does not matter what caused someone to not be in harmony with the community.

G. DiStefano motions that regarding window air conditioning units, when there is a medical condition the person will provide physician verification of the medical condition and need that causes exclusion to the rules, complete an ACC request and follow the process for approval, and if approved be given a time frame with guidelines allowing the window air conditioner; K. Deiter-James seconds, motion passes with G. DiStefano, K. Deiter-James, J. Forry, and L. Echard in favor, D. Wallet opposed, and B. Dick abstained.

L. Echard asked for clarification on window fans. The Board is in agreement to prohibit window fans. A letter will be sent to 848 Allenvue about their window fan.

- iii. The ACC requests letters are sent to 926, 928, 930, and 956 Allenvue for cleanup of rear, and 309 Allenvue for exterior maintenance.
- iv. ACC Requests
  - 1) 300 Allenvue submitted a request to remove a basketball hoop from above their garage door and make it free-standing. The neighbors are okay with the request. ACC recommends approval, G. DiStefano seconds, motion passes.
  - 2) 954 Allenvue submitted a request to change the mulch outside the rear fence from red to brown/black or "natural" color. The ACC recommends approval, K. Deiter-James seconds, motion passes.
  - 3) 2100 and 2101 Beacon Circle submitted a request to have a maple tree removed. The neighbors strongly support this because it is causing the walkway to sink and buckle, which cannot be repaired until the tree is removed. The tree trunk is split. The ACC recommends approval, but will ask if it will be replaced with anything, B. Dick seconds, motion passes.

- b. Recreation – K. Deiter-James
  - i. Regarding the annual pool party, the committee posted a question on Facebook to see if there would be interest in having the police and fire departments, face painting, a bounce house, and ice cream. After the posting was viewed by 80 people, 2 responded they would be interested, 2 responded they might be interested, and 2 responded they would not be interested. The committee determined due to the lack of interest, the pool party would not be held this year.
  - ii. K. Deiter-James recalls a fall festival done in the past and will use the Facebook page to see if there is any interest in doing something similar this year in the grass area behind the pool.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – B. Stump and J. Forry
  - i. Lawn care
    - 1) After contacting Dan Shope, B. Stump was told Roundup was not used to kill the ivy. A mixture of salt, vinegar, and soap was used. Dan Shope stated he would have to inform homeowners if he were to use Roundup. The ivy will most likely grow back if it is not sprayed again. There are some financial things to consider with regards to the ivy, since it is more expensive to trim than it is to just weed the tanbark area. Some homeowners want the ivy, but some prefer just the tanbark. G. DiStefano recommends replacing the ivy just for those who want it.
    - 2) A homeowner expressed continued frustration with the mowing under the power lines near his single family home. B. Stump stated it is currently being mowed once per month because the rain is causing it to grow quickly. This schedule will continue for now.
  - ii. Proposals
    - 1) Good’s Tree Care submitted a detailed proposal. Items will be prioritized and work that can fit in the budget will be done. The area of concern is trimming to obtain clearance in front of the townhomes and over sidewalks.
    - 2) The bid from Black’s Landscaping for 760 Allenview is for \$1,176.00. This includes grading the area, laying sod, and putting in a drainage pipe. G. DiStefano motions to accept the proposal, K. Deiter-James seconds, motion passes. B. Stump will have them move forward with the work once the tree is removed.
    - 3) Cumberland Masonry will be scheduling the work for 450-470 Allenview in mid-September.
  - iii. Shopes sent their snow removal bid from 2015-2019 and the price remains the same. B. Stump received a bid from Classic Landscaping for both lawn and snow. The lawn is under what is currently budgeted. B. Stump needs to seek clarification on the snow proposal that was sent. B. Stump also asked for a bid on the turf application and mulch delivery. More information will be brought to the Board and it is hoped a vote will be made at the September meeting.
 

D. Wallet wants to make sure if the Board decides to go with a new company, references are obtained to assure things will get done. Ask the companies how many other neighborhoods they are currently doing snow removal for.
  - iv. L. Echard received a bid from Lenk Tree Service to remove, grind, and cleanup 8 tree stumps behind a townhome building. The Board asked L. Echard to contact Lenk about submitting a proposal for the stumps in the pool area.
- g. Publicity – J. Miller
  - i. A newsletter went out in July to homeowners.
- h. Gardening – none

**8. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 566 Allenvue Drive, 704 Allenvue Drive, and 2106 Beacon Circle.
- b. A homeowner expressed concern with the number of cars parked on Allenvue Drive near the Hertzler Road entrance. It is difficult to see around the curve and many people are speeding. J. Davis will contact the UA Police Department about placing a speeding trailer there.
- c. A homeowner sent an email with an idea to put up signs at the entrances in order to communicate to residents about upcoming events (garage sales, annual meeting, etc.). K. Deiter-James and G. DiStefano like the idea as another way to communicate. G. DiStefano referenced the sign at the Allendale community entrance. L. Echard will look into possible signs.
- d. Individual fence proposals from AL Fence Co. were emailed to 762-772 Allenvue Drive. One homeowner requested a new quote from the company if the homeowner were to remove existing fence prior to installation of the new fence. The Board does not feel homeowners should be able to remove existing fencing. It would have to be done by the bonded and licensed contractor in order to protect everyone since fences are connected.

**9. Other Business**

- a. 932 Allenvue Drive continues to be fined \$5 per day until the work requested is complete.
- b. 330 Wister Circle will be turned over to the attorney.

**10. Meeting Adjourned: 7:55 PM, July 28, 2015**

**Next Meeting:** August 25, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis