

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, June 23, 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 | | | | | | | |
| Jon Forry | 2016 | A | A | X | A | | | | | | | |
| Brad Stump | 2016 | X | X | X | X | | | | | | | |
| Gina DiStefano | 2017 | X | X | X | X | | | | | | | |
| Jessica Miller | 2017 | X | X | A | A | | | | | | | |
| Debra Wallet | 2017 | X | X | X | X | | | | | | | |
| Kim Deiter-James | 2018 | X | X | A | A | | | | | | | |
| Linda Echard | 2018 | A | X | X | X | | | | | | | |
| Meg Kelly | 2018 | X | A | X | X | | | | | | | |

1. Call to order: Meeting called to order by B. Stump at 6:29 PM.

2. Homeowner concerns:

Judy Leslie, 810 Allenview Drive and Debra Nock, 802 Allenview Drive

The homeowners came to the meeting in response to the recent spraying of the ivy by Shope's Landscaping. Ms. Nock stated there was no notification that it would be happening and she expressed concern with the spraying around dogs and small children. She had spent time weeding her section earlier in the month, which was then sprayed one week later. If it is replaced with grass, Ms. Nock feels Shope's will not maintain that well. She expressed frustration and concern about safety and the lack of communication.

B. Stump apologized and stated there was a direction given to Shope's on how to act, but Shope's did much more than they were supposed to. Shope's had been told to remove the pieces that were bad, but they removed all of the ivy.

G. DiStefano clarified it was not a Board decision, but a miscommunication.

Ms. Leslie stated the ivy has been there as long as she has lived in her house, which is over seventeen years. Her concern is with the use of Roundup, which is outlawed in France.

B. Stump stated Shope's was told to wait on further action until a decision was made at this meeting by the Board on what to do next.

D. Wallet stated the Board did not authorize, or think they authorized the removal of the ivy. The homeowners were asked if they wanted the ivy back. Both Ms. Leslie and Ms. Nock would like to have ivy back.

3. Approval of minutes from the May meeting: Motion to approve minutes by D. Wallet, M. Kelly seconds, motion passes.

4. Pool Report – G. DiStefano

- a. The men's shower and toilet were not functioning and needed to be repaired.
- b. Only one party was held and no others are scheduled at this time.

5. President's Report – B. Stump

- a. Dues collection update.
 - i. Three hearings with homeowners intending to defend have been scheduled.
 - ii. One judgement has been made in favor of Allenvue.
 - iii. Approximately \$33,800 collected with \$77,500 remaining to be collected.
 - iv. One homeowner contacted the attorney about making a particular payment amount, but the attorney felt it needed to be more in order to be in good standing. B. Stump and B. Dick agreed with the attorney, who will contact the homeowner.
- b. A bill from the previous attorney was received for past work. B. Stump had contacted them to state it was an untimely bill, but has not heard back from them. He will contact them again.

6. Treasurer's Report – B. Dick

- a. Updated financial statements were reviewed.
 - i. The attorney has been paid approximately \$12,000, but at least half of that amount will come back as homeowners pay what is owed.
 - ii. D. Wallet would like to put an explanation in the next newsletter that once a homeowner is two quarters late, they are in jeopardy. B. Dick will work on composing something for J. Miller. D. Wallet wants homeowners to know Allenvue will be doing something about the outstanding dues.

7. Committee Reports

- a. Architectural Control – D. Wallet
 - i. ACC Request
 1. The ACC approved a request for a front door at 2111 Beacon Circle.
 - ii. Inspections of townhouses – L. Echard
 1. Three ACC members inspected the townhouses and provided a summary to the Board of what was surveyed.
 2. A large majority of the townhouses had something on the checklist, mostly weeding, shrub trimming, and needing to have tanbark spread.
 3. Some items found were on common property and would be the Association's responsibility.
 4. The ACC would like to know what the next step should be. G. DiStefano stated to go after the worst, chronic offenders. L. Echard feels it is necessary to be consistent. D. Wallet agrees to go after the worst ones, however, if we are currently fining homeowners for a violation, we need to be consistent.
 5. The ACC found an AC unit in a window, which the Board does not allow, so the homeowner will receive a letter.
 6. There was a home with an expansive amount of red tanbark outside of the rear fence, on common property. The homeowner will receive a letter.
 7. L. Echard said for future surveys, the ACC would have a scale to rate the concerns so the list can be prioritized.
 8. The ACC did look into the cable reported by Mr. Kline. The issue was reported to Comcast. A letter will also go to the homeowner.
 9. L. Echard discussed the idea of sending out postcards and will look further into that possibility.
- b. Recreation – G. DiStefano on behalf of K. Deiter James
 - i. The committee is meeting on Monday to discuss the Annual Pool Party. G. DiStefano will talk with K. Deiter James about a sign at the pool to advertise.
- c. Nominating – none
- d. Audit – none

- e. Budget – B. Dick
 - i. Since this is B. Dick’s last year doing the budgeting, she would like to train someone. M. Kelly volunteered to join the committee and learn the budgeting.
- f. Maintenance – B. Stump
 - i. Lawn care
 - 1. The Board would like more ivy planted. B. Stump will contact Shope’s via letter letting them know they are responsible for replacing the ivy and will ask them not to use Roundup again the future. J. Davis will draft a letter for B. Stump.
 - 2. Bids
 - a. B. Stump has been meeting with companies for bids on lawn and snow. He is trying to get bids in place by the end of the summer for budgeting purposes. Shope’s will be contacted for their bid.
 - b. Several companies are looking for the square footage in order to submit a bid. G. DiStefano will look into the public record for a plot plan.
 - 3. Present concerns – L. Echard will send the ACC list with concerns the Association is responsible for to B. Stump.
 - ii. Black’s Landscaping met with B. Stump and the homeowner of 760 Allenview Drive. Black’s will get back to Brad at the end of the week about the storm drain. There is also a tree behind the power box that needs to come down, but Black’s will not remove trees. B. Stump will look into the removal of the tree.
 - iii. B. Stump faxed a proposal to Cumberland Masonry for work in the 450-470 parking area. A letter will go out to homeowners and neighbors once the work is scheduled. It will be a lot of work and will be noisy.
 - iv. B. Stump spoke to Tony Kyler from Good’s Tree Care. Most of the work will be done in the fall. Good’s is aware of the tree concern at 714 Allenview Drive. The dead tree that needs to be taken care of will be expedited.
 - v. B. Stump stated after walking the neighborhood, he observed there is a large amount of blacktop work that will need to be done in the future. M. Kelly asked if line painting could be done; B. Stump will reach out to Parvin for a quote.
- g. Publicity – J. Miller
 - i. The next newsletter should go out mid-July to include information about the Annual Pool Party.
 - ii. It will also include information about dues.
- h. Gardening – L. Echard
 - i. L. Echard is waiting to work with Good’s on tree planting.

8. Manager’s Report – J. Davis

- a. A resale certificate was prepared for 770 Allenview Drive.
- b. Fence replacements
 - i. Letters were sent to 615-627, 701-709, 762-772, and 774-786.
 - ii. One homeowner received an email from a fence company, but will need to ask the company to do individual bids for every house in the building.

9. Other Business

- a. 932 Allenview Drive
 - i. The homeowner continues to be fined \$5 per day until the work requested is complete.
 - ii. The attorney cannot do anything since the homeowner declared bankruptcy.
- b. 330 Wister Circle
 - i. The homeowner will continue to be fined and if it gets to the \$5/day point, it will go to the attorney.

10. Meeting Adjourned: 7:47 PM, June 23, 2015

Next Meeting: July 28, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis