

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, May 26, 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								
Jon Forry	2016	A	A	X								
Brad Stump	2016	X	X	X								
Gina DiStefano	2017	X	X	X								
Jessica Miller	2017	X	X	A								
Debra Wallet	2017	X	X	X								
Kim Deiter-James	2018	X	X	A								
Linda Echard	2018	A	X	X								
Meg Kelly	2018	X	A	X								

1. **Call to order:** Meeting called to order by B. Stump at 6:33 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the April meeting:** Motion to approve minutes by D. Wallet, B. Dick seconds, motion passes.
4. **Pool Report** – G. DiStefano
  - a. The pool opened Memorial Day weekend and was very busy on 5/25.
  - b. There have been 115 applications for pool cards so far.
  - c. Two lifeguards left, so those hired as substitutes are now part of the regular lifeguard staff.
  - d. There is a new emergency address sign, which will be hung up.
  - e. There is an AED machine, which all lifeguards are trained to use.
  - f. An Allenvue Pool Facebook page was created.
  - g. Umbrellas, children's items, and cleaning supplies were purchased.
  - h. Two parties have been scheduled.
  - i. G. DiStefano will look into required clearances for lifeguards to comply with changing laws in July.
5. **President's Report** – B. Stump
  - a. Approximately \$26,000 has been collected through the attorney, with about \$88,000 still outstanding. There are two upcoming hearings scheduled. Homeowners who arrange payment plans with the attorney must pay in full within one year.
6. **Treasurer's Report** – B. Dick
  - a. Updated financial statements were reviewed.
7. **Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. ACC Requests
      1. 307 Allenvue submitted a request for a shrub removal. ACC recommends approval, but will give 30 days for a request to be submitted with what they are replacing the removed shrubs with.

2. 2113 Foxfire Drive submitted a request to remove trees and bushes. ACC recommends approval, but will give 30 days for a request to be submitted with what they are replacing the removed trees and bushes with. ACC will also include a reminder to submit a complete request, with all areas filled out.
  3. 604 Allenview would like to replace mulch with stones because they have water runoff, which washes away the mulch in the back. ACC would like more specific information, including a sketch of where the stones are proposed to go. If it is by the downspout, ACC will approve.
  4. 312 Allenview submitted a request to have their driveway and sidewalk done. ACC recommends approval, G. DiStefano seconds, motion passes.
  5. 568 Allenview needs the shrub replaced at the end of the driveway. The homeowner will purchase the shrub. The Board agreed to have Shope's plant it.
- ii. Other concerns
1. There is a dead Dogwood tree between 630-632. B. Stump will put that on the list he has compiled for Goods. B. Stump will be meeting with Goods the end of the month.
  2. D. Wallet moves a letter be sent to 540 Allenview regarding landscaping changes made in the back without a request, M. Kelly seconds, G. DiStefano and J. Forry abstain, motion passes.
  3. The sidewalk between 600 and 786 Allenview was cracked during the fire repair. B. Stump will have Cumberland Masonry look at it and give a price for repair.
  4. The ACC requests money to reproduce the checklists for ACC use. The Board approves.
  5. The ACC would like a reminder in the Allen Views about no fire pits in the townhomes. Per the Township, fire pits must be 25 ft. away from any structure.
  6. Jill McCabe chooses not to serve on the ACC until after her retirement.
- b. Recreation – K. Deiter-James
- i. The yard sale was held on 5/16 and went well.
- c. Nominating – G. DiStefano
- d. Audit – J. Miller
- e. Budget – B. Dick
- f. Maintenance – B. Stump and J. Forry
- i. Shope's Landscaping
    1. B. Stump noted 20 places where grass can be planted. After speaking with Dan Shope, B. Stump will revisit those areas in the fall to see what will need to be done at that time. Those areas that do get grass will receive a letter with information on caring for it.
    2. A homeowner asked about mowing under the power lines behind 340 Allenview. Previously, it was done about once per month. Due to cost, starting last year the area was only done twice per year. The Board is in agreement to continue with that schedule.
    3. There are several tree stumps in need of removal, which have been added to the maintenance list. Those areas include one behind the mailboxes at 960 and 948, one behind 914, and one near the pool.
    4. B. Dick spoke to Dan Shope regarding the weed whacking complaints.
    5. B. Stump will talk to Dan Shope about getting more tan bark.
  - ii. Black's Landscaping will look at the drainage issue at 760 Allenview.
  - iii. Cumberland Masonry will be doing the parking lot area for 450-470 Allenview. There are many potholes in that area. Letters will be sent once it is scheduled.
  - iv. A fence letter will go out to those rows where homeowner expressed interest in having their fence replaced.
- g. Publicity – none
- h. Gardening – L. Echard
- i. Good's will give some advice about tree planting.

ii. The gardening committee will also look at the entrances.

**8. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 501 Allenvue Drive.
- b. Letters were sent to 600, 602, and 604 regarding items stored on common property. An email to the Board was received from 602 Allenvue. The items still remain on common property, so letters will go out again, following the fine process.

**9. Other Business**

- a. D. Wallet moves that once a homeowner reaches the \$5/day point in the fine process, the matter will be turned over to the attorney for collection, G. DiStefano seconds, motion passes.
- b. 932 Allenvue Drive
  - i. Continues to be fined \$5 per day until the work requested is complete.
- c. 330 Wister Circle
  - i. The Board received a letter from the homeowner. G. DiStefano motions to continue with the fine process and have the attorney move forward to collect what is owed, J. Forry seconds, motion passes.

**10. Meeting Adjourned: 7:45 PM, May 26, 2015**

**Next Meeting:** June 23, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis