

**ALLENVIEW HOMEOWNERS**

**Board of Directors' Meeting**

Tuesday, November 24, 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	A	X	X		
Jon Forry	2016	A	A	X	A	X	A	X	X	X		
Brad Stump	2016	X	X	X	X	X	A	A	X	X		
Gina DiStefano	2017	X	X	X	X	X	A	X	X	A		
Jessica Miller	2017	X	X	A	A	A	X	X	A	A		
Debra Wallet	2017	X	X	X	X	X	X	X	X	X		
Kim Deiter-James	2018	X	X	A	A	X	A	X	A	X		
Linda Echard	2018	A	X	X	X	X	X	X	X	X		
Meg Kelly	2018	X	A	X	X	A	X	A	X	X		

**1. Call to order:** Meeting called to order by B. Stump at 6:30 PM.

**2. Homeowner concerns:**

Thomas and Patricia Reidenbach – 924 Allenview

Mr. and Mrs. Reidenbach addressed the Board regarding a letter they received requesting the removal of the fencing and trash cans in the front of their home. While they agree with rules and regulations, they feel in this case it does not make sense as every home is not the same. Mrs. Reidenbach stated that it is not in plain view from Allenview Drive and questions if it is a valid violation. She said they have received several compliments from residents. Mr. and Mrs. Reidenbach suggested maybe the rules need to be reevaluated and the interpretation may be too strict.

B. Stump stated the homeowners should submit an ACC request with a picture for the ACC to consider and take to the Board.

K. Deiter-James stated that the Board does not always agree and they discuss every item. She understands how the homeowners feel about their home and that there needs to be balance in a neighborhood with different homes. K. Deiter-James went on to say that homeowners have asked the Board about a variety of things, so it is best to fill out a request and ask.

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

**4. President's Report – B. Stump**

a. Dues collection update

- i. The attorney will begin enforcing judgements made on four properties.
- ii. Lawsuits will be filed on those properties that have made only one payment and nothing else.
- iii. The attorney will continue the process to collect outstanding dues payments.

**5. Treasurer's Report – B. Dick**

a. Updated financial statements were reviewed.

## 6. Committee Reports

- a. Architectural Control – D. Wallet
  - i. ACC Requests
    - 1) ACC approved a rear window replacement at 400 Allenview Drive.
    - 2) A request was submitted by 400 Allenview Drive for a paint color change to the door and shutters. The door color change includes the front door and a side door next to the garage. The ACC recommends denial of the paint color change for the side door by the garage and would like to work with the homeowner on the color for the front door and shutters, M. Kelly seconds, motion passes.
    - 3) A request was submitted by 526 Allenview Drive for a front porch post and half brick wall. The ACC recommends approval of the entire request, M. Kelly seconds, motion passes.
  - ii. Other items
    - 1) 924 Allenview was sent a letter on 11/17, assessed a \$100 fine, and given an additional 10 days to remove the fencing and trash cans in the front of the property. After hearing from the homeowners and asking them to submit an ACC request, the Board agrees to stop the fine process.
    - 2) The ACC recommends sending a letter to 901-903 Allenview Drive reminding them they did not submit an ACC request and to remove the stumps, L. Echard seconds, motion passes.
- b. Recreation – K. Deiter-James
  - i. There is consideration of doing something in the spring.
- c. Nominating – B. Stump on behalf of G. DiStefano
  - i. Konhaus was sent the Prospective Board Member Information sheet for copying and mailing out after Thanksgiving.
- d. Audit – J. Miller
- e. Budget – B. Dick
  - i. Copies of the draft budget were passed out for review.
- f. Maintenance – B. Stump and J. Forry
  - i. Parking lot line and number painting
    - 1) Parvin will be out before the end of the year to give an estimate for the parking lot areas needing line and number painting. This is not something that was budgeted for this year and will be considered for next year's budget.
  - ii. Mowing under electrical transmission tower
    - 1) A letter was received from the Township and it was interpreted that the area under the power lines needed to be mowed. A second letter was received and it was interpreted that the concern was just the area under the electrical transmission tower. That area had dead weeds, but was cleaned up by Shopes. B. Stump talked with Shopes about possible solutions to maintain the area under the tower.
    - 2) Shopes will be out a second time to take care of leaves. The leaf collection is done twice per year, as stated in the contract with Shopes. The cost is equal to two mowings.
    - 3) Goods is still waiting to hear back from PPL before removing the tree at 760 Allenview Drive.
    - 4) L. Echard went to the county regarding the zoned agricultural area behind the single family homes. The county said the zone is for their purposes and would not affect how the area is maintained. The Board asked L. Echard to go to the Township to discuss the area with them.
- g. Publicity – B. Stump on behalf of J. Miller
  - i. A newsletter should go out soon with information regarding snow removal, upcoming elections, and the annual meeting. Please send Jessica any information you would like included.
- h. Gardening – L. Echard

- i. There were two homeowners who expressed interest, but are not able to financially purchase a tree at this time. B. Stump stated with the work that Goods did, it will make the healthy trees healthier in that area.

**7. Manager's Report – J. Davis**

- a. The 720 Allenvue resale certificate fee was received.
- b. Resale certificates were prepared for 454, 772, and 826 Allenvue Drive.
- c. The solar lights by the entrance sign have been replaced.
- d. 930 Allenvue disagrees with the denial of her appeal and imposition of the fine since the homeowner responded to the request to further cut the shrubs back. The Board considered the appeal and under the circumstances they granted the appeal request.
- e. 546 Allenvue made a complaint about vehicles with advertisements in the parking area as well as the congestion in the parking spaces. The Board discussed the problem and need more information from the homeowner, a picture if possible, for further discussion.
- f. 501 Allenvue emailed regarding continued problems with parking. Having the lines and numbers painted is not in the budget this year, but Parvin will be out to look at several areas and give prices to be considered for next year's budget. E. Davis will paint numbers in that area. The Board also recommends the homeowners leave a note on the vehicle that is continuing to park in front of their home.
- g. The fence replacement at 762-772 Allenvue Drive by A.L. Fence Co is in progress and almost finished.
- h. Most of the homeowners for 615-627 have sent a deposit and signed proposal to Marion Fencing for their fence and deck replacement. One homeowner emailed to say theirs is on the way. Another homeowner stated they never received information. J. Davis sent a certified letter with the information, which should arrive on 11/25/15.

**8. Other Business**

- a. 932 Allenvue Drive - The Association's attorney will consult with a bankruptcy attorney on how to best proceed with this property regarding collection of current dues and ACC violations.
- b. 330 Wister Circle – The Association's attorney made some recommendations regarding this property.

**9. Meeting Adjourned:** 7:30 PM, November 24, 2015; meeting in executive session at 7:32 PM.

**Next Meeting:** December 15, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis