

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, October 27, 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			
Jon Forry	2016	A	A	X	A	X	A	X	X			
Brad Stump	2016	X	X	X	X	X	A	A	X			
Gina DiStefano	2017	X	X	X	X	X	A	X	X			
Jessica Miller	2017	X	X	A	A	A	X	X	A			
Debra Wallet	2017	X	X	X	X	X	X	X	X			
Kim Deiter-James	2018	X	X	A	A	X	A	X	A			
Linda Echard	2018	A	X	X	X	X	X	X	X			
Meg Kelly	2018	X	A	X	X	A	X	A	X			

1. **Call to order:** Meeting called to order by B. Stump at 6:30 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the September meeting:** Motion to approve minutes by D. Wallet, G. DiStefano seconds, motion passes.
4. **Pool Report** – G. DiStefano
  - a. The pool is closed and everything has been put away.
5. **President's Report** – B. Stump
  - a. Dues collection update
    - i. About \$43,200 has been collected from the first round of letters that went out with about \$68,000 still outstanding.
    - ii. About \$2,900 has been collected from the second round of letters that went out with about \$8,000 still outstanding.
  - b. Nothing more has been heard from the previous attorney's office regarding the bill that had been sent.
6. **Treasurer's Report** – B. Dick
  - a. Updated financial statements were reviewed.
7. **Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. ACC Requests
      - 1) 615-627 Allenvue submitted a request for replacement of fencing and decking. ACC recommends approval, M. Kelly seconds, motion passes.
      - 2) 568 Allenvue submitted a request to replace porch lights. ACC recommends approval, G. DiStefano seconds, motion passes.
      - 3) ACC approved a bow window replacement at 2112 Beacon Circle.
      - 4) 901-903 Allenvue removed shrubs. A letter was sent to the homeowner with a reminder that a request must be submitted. The homeowner sent an ACC request, but it was incomplete because it did not state what specifically would be planted in place of what was removed. D. Wallet sent the homeowner an email, but a response has not

been received. ACC suggests a letter is sent reminding the homeowner not to do anything until getting approval and the request submitted will not be approved until the homeowner states what he intends to plant. L. Echard suggests including in the letter the stumps also need to be removed.

ii. Other items

- 1) It is suspected there are carpenter ants in the trees at 315 Elgin Circle. ACC recommends a letter is sent to the homeowner asking them to have the trees checked and treated appropriately if there are carpenter ants so they do not spread.
- 2) A letter was sent to 452 Allenview about trimming their shrubs. The homeowners had a company look at the shrubs for possible replacement, but were told they should wait until spring. The ACC suggested they trim the shrubs back now and then submit a request in the spring with what they will be replacing the shrubs with.

b. Recreation – none

c. Nominating – G. DiStefano

- i. There will be three openings. A letter will go out after Thanksgiving.

d. Audit – none

e. Budget – B. Dick

- i. A draft of the budget was presented last month. The committee will be having another meeting to continue looking at the draft.

f. Maintenance – B. Stump and J. Forry

- i. Good's will begin tree work in Allenview the week of 11/2, finishing up the week of 11/9. They are removing the tree at 760 Allenview.
- ii. Shope's removed the tree that was down in the pool area.
- iii. Lenks will remove the stumps behind 838-848 and 914 Allenview the first week in November.
- iv. At the request of the Township, the area under the power lines was mowed by Shope's. An estimate was requested for the cost to have this maintained. There has been dumping back in that area, which is a problem because it interferes with the equipment Shope's needs to use. The cost is at least \$750 per month. The Board recommends a letter is sent to homeowners in that area notifying them to let the Board know if they see anyone dumping in that area. D. Wallet also thinks the letter should mention the cost to have the area maintained. L. Echard is going to research the zoning of the area, which is zoned agricultural, and what that means to the Association.
- v. Estimates will be sought for parking lot numbers and lines in response to emails from 501 Allenview and 910 Allenview, and a previous request from 900 evens.
- vi. Cumberland Masonry finished the driveway area for 450-470 Allenview Drive. D. Wallet expressed concern with the sealing between the two sections. B. Stump will contact the company.

g. Publicity – none

h. Gardening – L. Echard

- i. There has been no interest in the Sponsor a Tree program since information went out in the newsletter. L. Echard will post information on Facebook. G. DiStefano expressed concern with the cost of the trees. L. Echard will contact Black Landscaping about smaller trees and how well they would hold up compared to ones with a larger diameter.

**8. Manager's Report – J. Davis**

- a. The resale certificate fee is still outstanding for 720 Allenview, which sold the end of August. A certified letter will go to the new homeowner to state that it is now a lien on the home, with copies sent to the realtor's office that ordered the resale certificate.
- b. An email was received from 930 Allenview appealing the imposed \$100 ACC fine for overgrown shrubs. After discussion and consideration of the appeal, the Board denied the appeal and upholds the fine.
- c. An email was received from 309 Allenview with updated pictures after exterior work was done, which the Board was satisfied with.

- d. The cable at 938 Allenvue was removed by the Association and the homeowner paid \$100.
- e. The mortgage company for 752 Allenvue has been sending dues payments using FedEx to addresses other than the PO Box. Both the homeowner and the mortgage company have been contacted. The mortgage company emailed to request a street address. The payment process was explained, but a certified letter will go out to the homeowner and the mortgage company to restate the payment process.
- f. A letter went out to 704 Allenvue regarding fire pits.
- g. The fence replacement for 762-772 is scheduled for mid-November.
- h. Messiah Village has the 2016 dates scheduled for Board meetings. A \$300 donation will be sent to Messiah Village.
- i. A second letter will be sent to 924 Allenvue for the fence in the front hiding the trash and recycling containers.
- j. Solar lights are missing from the entrance sign. The Board would like to have them replaced.

**9. Other Business**

- a. 932 Allenvue Drive
  - i. The mortgage company will be contacted regarding the missing deck rails and fines.
- b. 330 Wister Circle
  - i. There is no update at this time.

**10. Meeting Adjourned:** 7:26 PM, October 27, 2015

**Next Meeting:** November 24, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis