

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, September 22, 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				
Jon Forry	2016	A	A	X	A	X	A	X				
Brad Stump	2016	X	X	X	X	X	A	A				
Gina DiStefano	2017	X	X	X	X	X	A	X				
Jessica Miller	2017	X	X	A	A	A	X	X				
Debra Wallet	2017	X	X	X	X	X	X	X				
Kim Deiter-James	2018	X	X	A	A	X	A	X				
Linda Echard	2018	A	X	X	X	X	X	X				
Meg Kelly	2018	X	A	X	X	A	X	A				

1. Call to order: Meeting called to order by D. Wallet at 6:30 PM.

2. Homeowner concerns:

Richard Gordon, 744 Allenvue

Mr. Gordon is interested in replacing his deck. He has had contractors look at the deck. A neighbor's deck is missing a pole and the deck is nailed into part of his deck, which is no longer up to code. The neighbor would need to add a post in order to support their deck. Mr. Gordon asked the Board if this is a common occurrence.

The Board has not heard of this issue before. The ACC would need a request and a suggestion was made that on the request, Mr. Gordon call attention to this problem. When obtaining neighbor signatures, it was recommended Mr. Gordon talk with the neighbor about the problem. The ACC may need to require the neighbor have the problem fixed because once the decks are disconnected, there is a safety concern. Mr. Gordon was encouraged to submit the request soon in order to allow time to work out any problems.

Stephen Kline, 846 Allenvue

Mr. Kline thanked the Board for going after those people in arrears. He also appreciates the work being done with the fence replacements. Mr. Kline would like his fence replaced, but only about half of the people in his row would need a replacement because the others have already replaced their fence.

Mr. Kline asked about the flat board on top of the fence and whether that would be required with the replacement. D. Wallet said it is not a requirement. G. DiStefano asked Mr. Kline if he would like to head things up for his row. Mr. Kline stated he would need to think about it.

3. Approval of minutes from the August meeting: Motion to approve minutes by L. Echard, K. Deiter-James seconds, motion passes.

4. Pool Report – G. DiStefano

- a. The pool is now closed. It was a good season and the guards did a great job.
- b. End of season cleaning-up is taking place, the soda machine will be moved into storage, and the pool will be winterized.

5. President's Report – D. Wallet on behalf of B. Stump

- a. Dues collection update
 - i. A settlement was reached with one homeowner.
 - ii. About \$43,000 has been collected from the first round of letters that went out with about \$68,000 still outstanding.
 - iii. About \$2,300 has been collected from the second round of letters that went out with about \$8,600 still outstanding.
 - iv. 782 Allenview went to sheriff's sale. The statute in Pennsylvania states only 6 months of assessment prior to the date of foreclosure can be billed.

6. Treasurer's Report – D. Wallet on behalf of B. Dick

- a. Updated financial statements were reviewed.

7. Committee Reports

a. Architectural Control – D. Wallet

i. ACC Requests

- 1) 317 Elgin Circle submitted a request to change the aluminum siding color to something similar to the current color. ACC recommends approval, G. DiStefano seconds, motion passes.
- 2) 2100 Beacon Circle had a request approved to take down a tree, but ACC asked what the intentions were for the area where the tree was removed. The homeowners would like to replace the area with grass, ACC recommends approval, G. DiStefano seconds, motion passes.
- 3) 622 Allenview Drive submitted a request for a roof over the rear patio. The neighbors did give their approval on the request. The Board reviewed the request carefully. ACC recommends approval, J. Forry seconds, motion passes with L. Echard abstaining.
- 4) 338 Allenview Drive submitted a request for identical replacement of a broken window, a front door, and a storm door. ACC stated it all complies with the standards and approved the request.
- 5) 526 Allenview Drive submitted a request for an identical garage door replacement, which ACC approved.
- 6) 542 Allenview Drive submitted a request for an identical garage door replacement, which ACC approved.
- 7) 836 Allenview Drive submitted an expedited request for an identical patio door replacement, which ACC approved.
- 8) 810 Allenview Drive submitted an expedited request for overhang repairs and identical replacement, which ACC approved.

ii. Other items

- 1) 901-903 Allenview made landscaping changes and removed plants without submitting an ACC request. K. Deiter-James expressed concern if something is planted in its place without a request. The Board agrees a letter should go out making the homeowner aware an ACC request must be submitted for exterior changes.
- 2) 924 Allenview has white fencing in the front yard with trash cans behind it. ACC recommends a letter go out requesting the removal of the fencing and trash cans, K. Deiter-James seconds, motion passes.
- 3) 462 Allenview has a trailer in the driveway. A letter was sent to the homeowner in the past when it was parked on Allenview Drive. Another letter was recently sent requesting the trailer be removed.
- 4) The ACC recommends appointing Bobby Nace, 936 Allenview, to ACC, G. DiStefano seconds, motion passes.

- 5) Window fans and window air conditioning units are not permitted in Allenview. The Board made an exception for window air conditioners if a homeowner submits a letter from a doctor stating the air conditioner is needed because of a medical condition. One homeowner did submit documentation. The Board will send a response stating a specific timeline allowing the window air conditioner during the time period specified by the doctor. The other homeowners without a documented medical condition will be sent a letter stating window fans and window air conditioners are not allowed, but the homeowners should explore other options to cool the rooms.
- b. Recreation – none
- a. Nominating – none
- b. Audit – none
- c. Budget – none
- d. Maintenance – none
- e. Publicity – J. Miller
 - i. A draft of the Allen Views was given to the Board for review.
- f. Gardening – L. Echard
 - i. L. Echard met with Black’s Landscaping. Rather than spend money on an official plan. Black’s will bring flat pavers to where new trees could be planted and write the name of the recommended species on the pavers. The trees should be deciduous trees that are 2-2.5” in diameter for planting. The cost will be approximately \$300-\$400 per tree, which includes planting and a 1-year warranty to replace the tree. L. Echard also asked for a price on a watering tank. L. Echard would like to see a group of trees go in at a time rather than one at a time. G. DiStefano would like to explore the possibility of pavers at the foot of the trees for sponsors.

8. Manager’s Report – J. Davis

- a. A resale certificate was prepared for 952 Allenview Drive.
- b. 720 Allenview sold, but the resale certificate fee was not paid. The realtor has since retired. The previous homeowner and the office owner were contacted. J. Davis will continue to work on this.
- c. A resident called to say door-to-door salespeople were going around the neighborhood, which the resident thought was not allowed in Allenview and wants no soliciting signs to be posted. The Board stated it is a Township concern and homeowners should ask salespeople if they have a permit.
- d. 924 Allenview had emailed the Board regarding the trees removed at the front to see if the HOA will be replacing the trees. It will be put on the list for tree replacements.
- e. An email from Lawrence Edwards was sent to the Board regarding the weeds under the power lines behind 338 and 340 Allenview Drive. The homeowner feels there is a violation of Upper Allen code section 302.4 and would like it addressed. The Board has discussed the issue in the past and upholds their policy that the area would be treated the same way the other field areas are treated, which is to mow twice per year unless needed more often due to excessive rain.
- f. Most of the deposits and proposals for the fence replacement have been collected for the 762-772 building. Email reminders were sent to the homeowners.
- g. ACC follow-up letters will go out to 309, 452, and 930 Allenview.

9. Other Business

- a. 932 Allenview Drive continues to be fined \$5 per day until the work requested is complete.
- b. B. Stump will discuss 330 Wister Circle with the attorney.

10. Meeting Adjourned: 7:37 PM, September 22, 2015

Next Meeting: October 27, 2015 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis