

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, April 26, 2016 at 6:30 PM
 Messiah Village Board Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Gina DiStefano	2017	X	X									
Jessica Miller	2017	X	A									
Debra Wallet	2017	X	X									
Kim Deiter-James	2018	X	X									
Linda Echard	2018	X	A									
Meg Kelly	2018	X	X									
Jon Forry	2019	X	X									
Brad Stump	2019	X	A									
Bryan Simmons	2019	X	A									

Also in attendance: J. Davis, Manager

1. **Call to order:** Meeting called to order by G DiStefano at 6:35 PM.
2. **Homeowner concerns**
Kim Deiter-James, 327 Allenview
 Ms. Deiter is working on an ACC request and had some questions regarding the completion of the request. D. Wallet stated signatures should be obtained from all surrounding neighbors before submitting the request.
3. **Approval of minutes from the March meeting:** Motion to approve minutes by M. Kelly, K. Deiter-James seconds, motion passes.
4. **Pool Report – G. DiStefano**
 - a. A suggestion was made by a homeowner to have some type of online pool registration form that can be completed. G. DiStefano stated it is okay for homeowners to email the information to her.
 - b. Interviews are scheduled with five new lifeguards, all age 15. There are six returning guards who will work with the new guards.
 - c. Quite a few registrations have been returned.
 - d. Three parties are scheduled.
 - e. The pool has been uncovered.
5. **President's Report**
 - a. There was discussion by the Board regarding the progress on obtaining a new accountant.
6. **Treasurer's Report**
 - a. Updated financial statements were reviewed.
7. **Committee Reports**
 - a. Architectural Control - D. Wallet
 - i. ACC Requests
 - 1) 311 Elgin Circle submitted a request for the approval of an identical roof replacement. ACC approved the request.
 - 2) 622 Allenview submitted a request for a semi-permanent black fence around the rear patio. ACC recommends approval, M. Kelly seconds, motion passes.

- 3) 715 Allenvue submitted a request for a shrubbery replacement. ACC would like to send a letter stating they will approve the request, but would like to know what will be planted as a replacement for what is removed.
- 4) 454 Allenvue submitted a request for a 6' vinyl fence on both sides of the garage. ACC does not recommend approval of a fence that high or made of vinyl material. ACC would like to send a letter stating they recommend a natural color, 4' wooden fence. The Board is in agreement. ACC is concerned about the white fencing and artificial items placed on common property by the homeowner at 454 Allenvue. The Board recommends sending a letter letting the homeowner know an ACC request must be submitted to alter common property.
- 5) 844 Allenvue submitted a request for a color change of the front doors. ACC recommends approval, G. DiStefano seconds, motion passes.
- 6) 648 Allenvue submitted a request for a front door replacement. The ACC recommends approval if they are using a standard door; it is difficult to tell from the picture submitted. The Board is in agreement.
- 7) 901-903 Allenvue submitted a request for a shrub replacement. The ACC recommends approval, but with a request for more specific information on where the various shrubs listed in the request will be planted. The Board is in agreement.
- 8) 340 Allenvue submitted a request for an enclosed rear deck. The ACC did go over to look at the area where it will be built. ACC recommends approval, K. Deiter-James seconds, motion passes.
- 9) 338 Allenvue submitted a request for the removal of shrubs. The ACC recommends approval. The Board is in agreement.

ii. Other items

- 1) L. Echard drafted a letter to go to realtors regarding the sign policy and asking them to make new homeowners aware of the C&Rs and by-laws, which can be found on the website. A postcard was also discussed as a possibility. G. DiStefano motions to send information to realtors via email and see if that is effective, if not, to try sending it on postcards written in red font, K. Deiter-James seconds, motion passes.
- 2) The ACC is concerned with the stumps still found in the neighborhood that need to be removed. They will create a list for the next meeting.

b. Recreation

- i. Yard sale will be 5/14 to coincide with Winding Hill's yard sale. The rain date will be 5/21. Ads will be placed in The Guide, Craigslist, PennLive.com, and YardSaleSearch.com. J. Davis will contact P. Gridley about putting information on the website.

c. Nominating - none

d. Audit - none

e. Budget - none

f. Maintenance

- i. TruGreen submitted a contract for lawn service and grub control totaling \$4,533.62. G. DiStefano motions to accept, M. Kelly seconds, motion passes.
- ii. Cumberland Masonry will be out for bids this week.
- iii. A fence company will be coming out to look at the snow damage to the fences.

g. Publicity - none

h. Gardening - none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 810, 550, and 458 Allenvue Drive
- b. A letter went to 2101-2103 Foxfire Drive for trash cans not being stored properly and a trailer parked on Allenvue Drive.
- c. A letter went to 805 Allenvue requesting removal of a fire pit.
- d. A letter went to the 700-712 building about items left on common property.

- e. Letters went to 501 and 770 for trash cans not being stored properly.
- f. Homeowners are looking for a timeline of fence repairs from the snowstorm. The maintenance committee has someone coming out to look at the damage.
- g. The Board allowed 509 Allenvue Drive to keep a blue light for Autism Awareness month in their lamppost. The homeowner would like to continue doing that each year during the month of April. The Board requests that the homeowner send a reminder each year via email or a phone call.
- h. An email was received from a homeowner regarding wasps. If the nest is on common property, the homeowner can let the Board know where the nest is and it can be sprayed. Otherwise, it would be the homeowner's responsibility to take care of it.
- i. Emails from homeowners regarding damage from snow plow were forwarded to the maintenance committee and added to their list.
- j. A homeowner emailed to ask if there are any restrictions to the number of vehicles one household can have parked on Allenvue Drive; there are no restrictions.
- k. The top of a PPL light was broken by an EK Services truck. It was reported to PPL.

9. Other Business

- a. There are no updates regarding 330 Wister Circle.

10. Meeting Adjourned: 7:35 PM, April 26, 2016; meeting in executive session at 7:36 PM.

Next Meeting: May 24, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis