

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
 Tuesday, July 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	X	X	X						
Jessica Miller	2017	X	A	A	X	A						
Debra Wallet	2017	X	X	X	X	X						
Kim Deiter-James	2018	X	X	A	X	X						
Linda Echard	2018	X	A	X	X	X						
Meg Kelly	2018	X	X	X	X	A						
Jon Forry	2019	X	X	X	A	X						
Brad Stump	2019	X	A	X	X	X						
Bryan Simmons	2019	X	A	X	X	X						

*Also in attendance: J. Davis, Manager*

1. **Call to order:** Meeting called to order by B. Stump at 6:35 PM.
2. **Homeowner concerns** none
3. **Approval of minutes from the June meeting:** Motion to approve minutes as amended by G. DiStefano, K. Deiter-James seconds, motion passes.
4. **Pool Report** – G. DiStefano
  - a. Everything continues to go well at the pool.
  - b. There have been many parties at the pool this summer. G. DiStefano recommends for next year lowering the number from 25 to 15 for one guard during a party and then anything above 15 will require two guards.
  - c. Adult swim has brought some new people up to the pool to socialize.
5. **President's Report** – B. Stump
  - a. The Board has agreed if a property owes money it must be paid in full at the time of settlement.
  - b. The attorney continues to work on collecting outstanding dues.
6. **Treasurer's Report** – B. Simmons
  - a. Updated financial statements were reviewed.
  - b. B. Simmons discussed his meeting with the new accounting firm.
7. **Committee Reports**
  - a. Architectural Control - L. Echard
    - i. Expedited ACC Requests
      - 1) ACC approved a front door color change for 826 Allenview.
      - 2) ACC approved the removal of a diseased tree and overgrown shrubs at 2104 Foxfire Drive. ACC did ask for another request to be submitted in the fall to show what will be planted.
      - 3) ACC approved a standard replacement full-view storm door with sliding screen at 538 Allenview.
      - 4) ACC approved a garage door replacement identical to what has been approved in the past at 536 Allenview.

ii. ACC Requests

- 1) A retroactive request was submitted for a deck railing replacement at 722 Allenview. The ACC motions to retroactively approve the request giving ten days to remove the old deck railing debris, G. DiStefano seconds, motion passes.
- 2) A request was received from 526 Allenview to remove shrubbery on the side of the home and replace with similar shrubbery in the fall or early spring. The ACC motions to accept the request, G. DiStefano seconds, motion passes.
- 3) A request was received from 526-532 Allenview to change the door and shutter paint colors. The request is for all four townhomes to paint their shutters black, 526 Allenview requests to have the front door and sidelights painted barn red which is the same color red used in another building with updated colors, and the other three townhomes would like to leave their doors white. ACC motions to approve the request, G. DiStefano seconds, motion passes.
- 4) A request was received from 842 Allenview to mount two flags at the front of the home. The ACC motions to offer two options to the homeowner for mounting the flags – mount the flags side-by-side at the front of the house between the front door and kitchen window or, use a double-bracket. There was no second. ACC motions to give the option to use a double-bracket, G. DiStefano seconds, motion passes with K. Deiter-James, B. Simmons, L. Echard, J. Forry, and G. DiStefano in favor and D. Wallet opposed.
- 5) A request was received from 524 Allenview for a window replacement. It was resubmission of a request that had expired because the previously approved request was not acted on. The Board gives approval for the ACC to approve the request again.

iii. Other items

- 1) A brass house number sign has been placed in the edging at 454 Allenview. There was discussion about the C&Rs with regards to signs. D. Wallet motions to send a letter to 454 Allenview requesting an ACC form be submitted for the house number sign at the front of the house. There was no second.  
D. Wallet motions to send a letter to 454 Allenview requesting an ACC form be submitted for the changes made to the homeowner's property and common property behind the house, K. Deiter-James seconds, motion passes.
- 2) There was further discussion about the gardens at the rear of 724 Allenview. B. Simmons motions to send a letter to 724 Allenview requesting an ACC form be submitted, K. Deiter-James seconds, motion passes.
- 3) Discussion on the installation of message boards at the entrances is tabled until the next meeting. L. Echard contacted a company that had given a previous quote to get an updated one, but is waiting for a response.

b. Recreation – K. Deiter James

- i. There will be a fall festival held on Saturday, September 24<sup>th</sup>. The \$500 previously approved for the recreation committee to be used for a possible outdoor movie will be used instead for the fall festival. The Township will be contacted as well as the police and fire departments. A possible timeframe would be from 3-8 PM. Several homeowners have volunteered to help with the planning.

c. Nominating – none

d. Audit – none

e. Budget – B. Simmons

- i. The budget was reviewed.

f. Maintenance – B. Stump, J. Forry

- i. J. Forry received sought bids for curbing repairs, but only received one from Cumberland Masonry for molds with poured concrete curbs. L. Echard and J. Forry will look into other options and seek more bids.

- ii. L. Echard knows a welder who is willing to see if the broken climber at the playground can be welded shut. There was concern if this will continue to happen and if there would be any issues with insurance. G. DiStefano would like to look into if replacement pieces meet the definition for capital improvement.
- iii. A request was made from 904 Allenvue to have a hole left from a stump removal filled with soil. Goods did leave wood chips in the hole after removing the tree. A letter will be sent to the homeowner that nothing will be done until the fall.
- iv. There were some parts that needed to be ordered for the repairs to the white fences. Once those come in, the repairs will continue.
- v. B. Stump talked to Cumberland Masonry to get on the schedule and asked for enough advance notice to get letters out to homeowners.
- vi. B. Stump is seeking another bid for the sod replacement at 760 Allenvue.
- vii. Goods is working on a proposal for the fall.
- g. Publicity – J. Miller
  - i. The Board of Directors reviewed the draft of the summer newsletter.
- h. Gardening – none

**8. Manager's Report – J. Davis**

- a. Resale certificates were prepared for 619, 832, and 942 Allenvue.
- b. There is loose siding and a loose gutter hanger at 807 Allenvue, which is the homeowner's responsibility to repair. A letter will be sent.
- c. 828 Allenvue had a water pipe repair done and kept in communication with the Board of Directors about a front tree that was removed and landscaping that was done.
- d. 601 Allenvue is having water pipe repairs done and will keep in communication with the Board of Directors about the work to be done.
- e. A homeowner expressed frustration with parking issues and homeowners who do not park in their allocated spots.

**9. Other Business**

- a. There are no updates regarding 330 Wister Circle.
- b. A realtor listing 2302 Foxfire Circle reached out to the Board to see if there are any issues with the shed. After discussion the Board determined there are no current issues with the shed.

**10. Meeting Adjourned:** G. DiStefano motions to adjourn at 8:14 PM July 26, 2016, L. Echard seconds, motion passes; meeting in executive session at 8:15 PM.

**Next Meeting:** August 23, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis