

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, May 24, 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								
Jessica Miller	2017	X	A	A								
Debra Wallet	2017	X	X	X								
Kim Deiter-James	2018	X	X	A								
Linda Echard	2018	X	A	X								
Meg Kelly	2018	X	X	X								
Jon Forry	2019	X	X	X								
Brad Stump	2019	X	A	X								
Bryan Simmons	2019	X	A	X								

Also in attendance: J. Davis, Manager

1. **Call to order:** Meeting called to order by B. Stump at 6:33 PM.
2. **Homeowner concerns** none
3. **Approval of minutes from the April meeting:** Motion to approve minutes as amended by G. DiStefano, D. Wallet seconds, motion passes.
4. **Pool Report** – G. DiStefano
 - a. About 100 registrations have been received so far.
 - b. The weather has delayed opening preparations, but the pool will still be ready to open Memorial Day weekend.
 - c. People are having difficulty locating the registration form on the website. J. Davis will email the webmaster asking him to rename the heading it so it is easier to identify.
5. **President's Report** – B. Stump
 - a. Payments for outstanding dues continue to come in through the attorney. J. Davis will contact the attorney for an update on enforcing judgments.
 - b. L. Echard, B. Simmons, and B. Stump will begin looking into other accounting firms.
6. **Treasurer's Report** – B. Simmons
 - a. Updated financial statements were reviewed.
7. **Committee Reports**
 - a. Architectural Control - D. Wallet
 - i. ACC Requests
 - 1) ACC approved the identical window replacement with grids at 522 Allenvue.
 - 2) 300 and 302 Allenvue submitted a request for landscaping. ACC recommends approval, G. DiStefano seconds, motion passes.
 - 3) 338 Allenvue submitted a request for a patio off their sun room. ACC recommends approval, M. Kelly seconds, motion passes.
 - ii. Other items
 - 1) A letter was sent to 454 Allenvue telling the homeowner the request for a fence was denied, but ACC would consider approving a new request with natural wood and a 4' tall

fence. The homeowner noted 452 Allenview has an unsightly fence. The homeowner also put up a curtain between their home and 456 Allenview. G. DiStefano recommends a letter is sent to 452 to remove the fencing. A letter should be sent requesting the removal of the curtain. L. Echard suggested including in the letter that the standard to use for fencing can be seen at 542 Allenview. D. Wallet motions a letter is sent, M. Kelly seconds, motion passes.

- 2) The ACC feels there continues to be problems with Shope's using weed whackers in the townhouse area, rather than a push mower. It is an ACC issue because it impacts the look of the neighborhood. B. Stump will talk with Dan Shope.
 - 3) ACC will send a follow-up letter to 901-903 regarding the stump removal and weeds that are not growing around the stumps.
 - 4) There is a trash can and bike stored outside the patio fencing at 776. G. DiStefano will speak with the homeowner.
 - 5) A letter will go out to 772 Allenview about the wood and sand being stored on common property.
- b. Recreation – G. DiStefano on behalf of K. Deiter James
- i. Recreation would like to have a movie night at the pool. To purchase a projector and screen would not be very expensive. However, a license would be need to show a public movie. G. DiStefano motions to allot \$500 to the Recreation Committee to spend on outdoor movie equipment and licensing; if more is needed, the committee would need to make a proposal to the Board, L. Echard seconds, motion passes.
- c. Nominating – none
- d. Audit - none
- e. Budget – B. Simmons
- i. B. Simmons will continue to work with Betty Dick on the budget.
- f. Maintenance – B. Stump, J. Forry
- i. B. Stump will talk to Shope's about the weed whacking and mowing in the townhome area. Shope's is aware of shrubs that need to be taken care of, but has been behind schedule because of the rain. There is also a tree they will be taking down.
 - ii. L. Echard was in contact with Good's regarding stumps needing to be removed from work that was done last year and paid for. The stumps were sprayed white, PA One Call will have to clear the work to be done, and then Good's will grind them. The stump grinding was already paid for as part of the Good's 2015 contract. L. Echard gave them a budget for 2016 of \$7500-\$10,000 to stay within. There should be minimum work to be done this year because so much was done last year. Good's will also walk to the area to see what basic maintenance needs to be done and then common area trees will need to be taken care of. There is a dead tree to be removed at some point at 526 Allenview by Shope's.
 - iii. A proposal was received from Cumberland Masonry for macadam work that has been scheduled to be done as well as for concrete work that has been on a list to be done for some time. The proposal is for \$6,915. G. DiStefano motions to accept the proposal, B. Simmons seconds, motion passes.
 - iv. G. DiStefano asked about repairs that need to be done from snow removal damage. A letter will be sent asking what the plan of action is to repair damages from snow removal. B. Simmons stated if it is not in the current agreement, it should be in the next one.
 - v. J. Forry is waiting to receive a bid from Parvin on line painting. The Board stated if it is within budget, to move forward with having the work done.
 - vi. TruGreen was out to do a treatment and will return in the fall.
 - vii. J. Davis will send a letter to Mike Hoffman with the painting schedule for this year. The Board will look into bids for future work.
- g. Publicity – none
- h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 650, 709, and 805 Allenvue Drive.
- b. An email was received regarding ongoing issues with children leaving items in the common areas overnight. A letter was sent to the 700-712 building. The same letter will be sent to 714-728, 774-786, and 802-848 asking that items are picked up because it is interfering with the lawn care and mowing.
- c. A letter was received regarding ongoing concerns with parking in the 900-908 area and the Board sent a response.

9. Other Business

- a. There are no updates regarding 330 Wister Circle.
- b. L. Echard proposed some changes to the website making it easier to find ACC information and policies. The Board approved the changes and they will be sent to the webmaster.

10. Meeting Adjourned: G. DiStefano motions to adjourn and go into executive session, L. Echard seconds, motion passes with the meeting adjourned at 7:56 PM, May 24, 2016; meeting in executive session at 7:57PM.

Next Meeting: June 28, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis