

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, November 22, 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	N	X	A	X		
Jessica Miller	2017	X	A	A	X	A	O	A	A	A		
Debra Wallet	2017	X	X	X	X	X		X	X	X		
Kim Deiter-James	2018	X	X	A	X	X	Q	X	X	X		
Linda Echard	2018	X	A	X	X	X	U	X	X	X		
Meg Kelly	2018	X	X	X	X	A	O	X	X	X		
Jon Forry	2019	X	X	X	A	X	R	A	A	A		
Brad Stump	2019	X	A	X	X	X	U	X	A	X		
Bryan Simmons	2019	X	A	X	X	X	M	A	X	X		

Also in attendance: J. Davis, Manager

1. **Call to order:** Meeting called to order by B. Stump at 6:32 PM.
2. **Homeowner concerns** none
3. **Approval of minutes from the October meeting:** Motion to approve minutes by D. Wallet, M. Kelly seconds, motion passes.
4. **President's Report**
 - a. One homeowner filed an intent to defend for past dues.
5. **Treasurer's Report** – B. Simmons
 - a. Updated financial statements were reviewed.
6. **Committee Reports**
 - a. Architectural Control – D. Wallet, L. Echard
 - i. Josh Houseal attended an ACC meeting and expressed interest in serving. D. Wallet motions for the appointment of J. Houseal to ACC, M. Kelly seconds, motion passes.
 - ii. ACC Requests
 - 1) A request was submitted from 454 Allenview for plantings in the rear of the property, on common property. ACC unanimously recommends denial of the request based on the fact it is on common property; the denial has nothing to do with the appearance of the plantings. ACC moves the request be denied and the area returned back to grass, L. Echard seconds, motion passes with G. DiStefano opposed.
 - 2) A request was submitted from 312 Allenview for an identical window replacement with grids. ACC recommends approval, L. Echard seconds, motion passes.
 - 3) A request was submitted from 936 Allenview for a deck repair that in is in conformance with the specs ACC has on file. ACC recommends approval, B. Simmons seconds, motion passes.
 - iii. Other items
 - 1) A letter was sent to a homeowner regarding adhesive numbers that were placed on the fence in front of the property to designate parking spaces. The ACC noticed the numbers when looking at another concern. A request had not been submitted for the numbers, so a letter was sent to the homeowners. The Board is in support of the letter

being sent to the homeowner to have the numbers removed. The homeowner complied and emailed the Board, noting several concerns. One concern was with the housing materials and colors used throughout the neighborhood. The Board discussed that the neighborhood was created using a variety of colors. The homeowner expressed concern about the condition of the trees and that some drop crabapples on the grass and sidewalks. The Board discussed the concerns and noted that Good's Tree Service continues to do work throughout the neighborhood on the trees. The Board also noted that any fruit-bearing tree will drop something.

- 2) After receiving a complaint about the exterior of 627 Allenview, a letter was sent to the homeowner. Letters have been sent in the past regarding the condition of the exterior. The Board recognized that some work has been done, but there is still more to do. Another letter will be sent to the homeowner specifying what items still need to be addressed.
 - 3) A letter was sent to 900 Allenview for propane tanks that were not stored properly. There are currently two gas cans being stored outside the patio. Another letter will be sent asking for those to be properly stored.
 - 4) A letter was sent to 400 Allenview about trailers parked on Allenview Drive. The trailers were then moved to the driveway. A second letter was sent asking if any work was being done at the house and if so, please let the Board know about how long the trailers would be needed. The Board did not receive a response. There is now a large amount of trash at the rear of the property. ACC recommends another letter is sent out giving ten days to remove the trailers and the trash or the fine process will start, L. Echard seconds, motion passes.
 - 5) There continues to be a problem with trash and recycling cans not being stored properly. ACC recommends putting something in the next newsletter and after it goes out, to send out letters. After discussion, the Board agreed that single family homes should be storing trash and recycling cans in their garage or in the back of the home out of sight. Townhomes should be storing trash and recycling cans out of sight within the rear patio area.
- b. Recreation – none
 - c. Nominating – G. DiStefano
 - i. Board vacancy mailing will go out to homeowners after Thanksgiving and be due 12/10. There are three openings, all three-year terms.
 - ii. G. DiStefano asks Board members to talk with people about running.
 - d. Audit
 - e. Budget – B. Simmons
 - i. The committee is continuing to work on a proposed budget for 2017.
 - f. Maintenance – L. Echard
 - i. L. Echard contacted Good's Tree Service to take care of branches broken from the high winds.
 - ii. A letter was sent to 601-627 with a draft map of parking numbers to be painted in 2017. One homeowner emailed with information about how residents are currently parking. The maintenance committee will look at the suggestion and continue to work on creating a fair plan for all residents who park in that area.
 - g. Publicity – none
 - h. Gardening - L. Echard motions to remove Gardening from the committee reports since it is not a required committee, G. DiStefano seconds, motion passes.

7. Manager's Report – J. Davis

- a. A complaint was received about a bicycle not being stored properly outside of 776 Allenvue, but when checked by ACC, nothing was seen. There was also a complaint about spray painted grass, but it will be removed when mowed.
- b. A complaint was received about an unleashed dog. The resident was directed to contact the Upper Allen Police regarding any violation of the pet ordinance.
- c. A complaint was received about children climbing in trees.
- d. A complaint was received about hunting behind one of the townhome buildings and the hunters then gutting the deer in the parking area. The homeowner contacted the police and the game commission.

8. Other Business

- a. There are no updates at this time for 330 Wister Circle.
- b. L. Echard feels the C&Rs and By-laws should be updated. G. DiStefano suggested several meetings to hear the concerns of homeowners to help drive the changes needed. L. Echard would like to include something in the newsletter to inform homeowners about moving forward with changing the C&Rs and By-laws.

9. Meeting Adjourned: 7:33 pm on November 22, 2016.

Next Meeting: December 20, 2016 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis