

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

Also in attendance: J. Davis, Manager

X = Present, A = Absent, V = Vacant seat

1. Call to order: Meeting called to order by B. Stump at 6:34 PM.

2. Homeowner concerns

a. Karen Traino, 780 Allenviue; Jodi Alloway, friend and dog safety advocate

Ms. Traino received a letter from the Board of Directors requesting the removal of a "tie-out" on common property. Ms. Traino clarified she is using a "lead" with her dogs, which she does not feel is the same thing. Ms. Traino expressed that she would like to have been notified about the discussion and vote that took place at the December meeting prior to the meeting so that she could have been in attendance. Currently, Ms. Traino has two dogs. She takes the dogs out on a lead, which is not in violation of any state or township laws. Her dogs have all of their licenses and she cleans up after her dogs. Ms. Traino has spoken with both the police and the dog warden when they were called.

B. Simmons asked how long the lead is. Ms. Traino stated the lead is about 12', but she now holds the lead.

L. Echard confirmed with Ms. Traino that she always has a visual on her dogs and has hold of the lead.

D. Wallet asked how long the lead is and Ms. Traino stated it is 12'. D. Wallet then asked how far Ms. Traino is from the collar of the dog and Ms. Traino stated about 2' at most. D. Wallet asked if Ms. Traino will continue to be less than 6' from the collar of the dog when holding the lead and Ms. Traino confirmed that she would. D. Wallet stated that on video sent to the Board of Directors, it did not show that so she wants to make sure Ms. Traino is making that change.

Ms. Traino stated there is nothing in the bylaws regarding the lead, but G. DiStefano stated the Board has a right to be concerned about safety issues.

Ms. Alloway works with Find Toby in PA, is an advocate for dog safety, and also works for a local township. She stated there is no law in PA that says if you can or cannot have a lead.

B. Stump reminded everyone that all pet owners have a responsibility to be respectful of other people and other animals. It is important for neighbors to communicate with one another.

Ms. Traino feels she is in control of her dogs and has made some changes in how the dogs are taken out on their lead. B. Simmons expressed appreciation for the changes made.

Ms. Alloway asked if there were any prior complaints from other people and L. Echard confirmed she has heard complaints from other people regarding Ms. Traino's dogs.

b. Chris and Michelle Eutzy, 782 Allenview

Mr. and Mrs. Eutzy presented video showing a lead used by Ms. Traino of what they estimate to be at least 20' in length. They feel that there is not consistency in when the lead is held by Ms. Traino. Mrs. Eutzy feels she cannot use the area past her gate and is concerned by the behavior of one of Ms. Traino's dogs. She does not have an issue waiting until Ms. Traino's dogs go back inside.

B. Stump asked if there was any specific incident where Ms. Traino's dog(s) showed aggressive behavior. Mrs. Eutzy recalled a night where she was out with her dog and Ms. Traino's dog came "charging" after her while tied out. Mrs. Eutzy went to the front of the home and it is her belief that something would have happened had she not gotten away. Mrs. Eutzy did not observe anyone with Ms. Traino's dog.

Mr. Eutzy stated Ms. Traino's dog is placed on the lead and nobody is within sight. He does not feel that Ms. Traino checks for other dogs or people before letting her dogs out.

D. Wallet asked if during the incident recalled by Mrs. Eutzy, was Ms. Traino's dog outside of the gate and Mrs. Eutzy confirmed it was. D. Wallet asked if Mrs. Eutzy uses a standard leash for her dogs and Mrs. Eutzy confirmed she does. Mr. Eutzy stated he does not feel a lead gives you enough control of a dog since it does not have a handle. He does not feel Ms. Traino is consistent with holding the lead and having control of the lead.

B. Stump asked if each party had thoughts on a resolution for the Board to consider.

- Ms. Traino stated that she is working to make changes and will consider a shorter lead to hold onto. She would like to resolve the tension with her neighbor.
- Mrs. Eutzy stated she would be okay if the lead cannot reach her gate.
- B. Simmons brought up the idea of a retractable leash, but Ms. Alloway stated that is not an option because of concerns with that type of leash.
- L. Echard expressed concern with what was viewed in the video because Ms. Traino was not holding the lead the entire time. L. Echard feels a leash with a handle would provide better control, allowing for the dogs to be walked away from the neighbor.

B. Simmons thanked both parties for attending the Board meeting to share what is going on and is hopeful that everyone will be able to resolve the issues and move on.

Ms. Traino requested when the Board discusses a resolution, they consider allowing her time to be able to purchase new items.

3. Pool Report – G. DiStefano

- a. In preparation for the new season, G. DiStefano is looking for lifeguards. So far, she has four.
- b. The painting of the pools was last done in 2013, so they are not due to be painted again. E. Davis will wash the bottom of the baby pool with a TSP solution before it is opened by Aqua Specialists in April in order to remove the worst of the staining.

4. Approval of minutes from the December meeting: Motion to approve minutes by G. DiStefano, L. Echard seconds, motion passes.

5. President's Report

- a. The paralegal requested an update from the accountant on homeowners who signed payment plans to verify if they were staying current in agreement with the plans.
- b. A property scheduled for Sheriff's Sale went into bankruptcy. Another property did pay in full to the Sheriff's office, but the check will be held until it clears and then forwarded to the attorney's office.

6. Treasurer's Report – B. Simmons

- a. Updated financial statements were reviewed.

7. Committee Reports

- a. Architectural Control – D. Wallet, L. Echard
 - i. There were no ACC requests.
 - ii. Other items
 - 1) 950 Allenvue removed the extra satellite dishes.
 - 2) There have been ongoing trash and recycling container storage issue. Letters were sent to 711, 911, and 952 Allenvue about proper storage of containers. 928 Allenvue received a second letter about storing trash cans properly and was fined \$100.
 - 3) Another letter was sent to 400 Allenvue regarding the trailers and items stored improperly in the driveway. They have been assessed a \$100 fine and given ten days to remove the trailers and store the items in their driveway properly. The homeowners sent a letter to the Board along with payment for the fine. The letter did give a timeframe for when the trailers will be there for renovations being done inside the home.
 - 4) A letter was sent to 310 Allenvue about the trailers currently stored at the property. The homeowner emailed with a timeframe the trailers will be there for renovations being done inside the home.
 - 5) Letters were sent to 600 and 627 Allenvue about the exterior. The Board agrees to send a letter stating a hold will be put on the process of getting things cleaned up until the spring.
- b. Recreation – none
- c. Nominating – G. DiStefano
 - i. Election information, along with annual meeting information, was sent to Konhaus for printing and mailing.
 - ii. A resignation letter was received from K. Deiter James.
- d. Budget – B. Simmons
 - i. The proposed budget for 2017 will be sent out with annual meeting information. Dues will remain the same.
- e. Maintenance – B. Stump
 - i. 552 Allenvue reported a damaged shrub on common property at the end of the driveway. The maintenance committee will address it in the spring.
 - ii. Shopes did salt when there was ice because the hills in the townhouse areas can be a problem.
- f. Publicity – none

8. Manager's Report – J. Davis

- a. A resale certificate was prepared for 303 Allenvue.
- b. Annual meeting information was posted on the website, including a copy of the proxy card.
- c. A physical address is needed for the HOA. D. Wallet motions to have the attorney allow use of his address for the physical address, M. Kelly seconds, motion passes.

- d. The replacement solar lights for the entrance have been ordered. These are newer and include a Lithium Ion rechargeable battery (no charge memory), whereas the old ones had Nickel Cadmium batteries (charge memory). So, the new ones should work better and more consistently year-round.

9. Other Business

- a. There are no updates on 330 Wister Circle.
- b. An email was received from 822 Allenvue regarding some leaking and possible issues with flashing and/or the plywood in the roof area. The Board confirmed that is homeowner responsibility.
- c. 834 Allenvue expressed interest in helping with the revising of the C&Rs.
- d. The Covenants and Restrictions do not allow for trailers to be parked in Allenvue in the parking lots, driveways, or on the street and the Board is consistent in sending a letter to any resident or homeowner with a trailer stored in Allenvue. Ten days is the standard timeframe allowed, but a longer period is considered upon request.

10. Executive Session: Motion by to go into Executive Session at 8:08 PM by B. Simmons, M. Kelly seconds.

11. Meeting Adjourned: 8:40 PM on January 24, 2016.

Next Meeting: Annual Homeowners meeting February 21, 2017 at 6:30 PM in Messiah Village Community Room

Submitted by: J. Davis