

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, May 25, 2021 at 6:30 PM
 Daybreak Church, Student Ministry Building Café

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
VACANT	2022			V								
Jacob Fogarty	2022	X	A	X								
Bryan Simmons	2022	X	X	X								
John Burleson	2023	X	X	X								
Lewis Reagan	2023	X	X	X								
Marie Yagel	2023	X	X	X								
Alexandria Bowling	2024	X	X	X								
Lita Godoy	2024	X	X	A								
Emily Hansen	2024	X	X	X								
Trish Connolly	2022	A	A									

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

Also in attendance: Joann Davis, administrative manager

1. **Call to order:** Meeting called to order by B. Simmons at 6:38 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the April 2021 meeting:** Motion to approve the minutes by J. Burleson, J. Fogarty seconds, motion passes with all in favor.
4. **Pool** – J. Davis on behalf of M. Kelly
 - a. M. Kelly checked with Aqua Specialists after hearing news there would be a chlorine shortage. Aqua Specialists clarified the chlorine shortage is not related to the type of product used in the Allenvue pool. The HOA will not experience any shortages of the product needed to maintain the HOA pool.
 - b. M. Kelly has not heard back from the Camp Hill pool manager.
 - c. Mechanicsburg pool is opening with the same guidelines, wearing a mask coming and going.
 - d. Winding Hill opened last weekend with no restrictions.
 - e. We will be ready for opening, but the current forecast might delay opening until Sunday.
 - f. The handyman painted the baby pool because the sides were peeling.
 - g. Training of new monitors was done last Sunday. There are 4 new people.
 - h. The board discussed making sure that all pool monitors understand the new guest policy, the expectation with tables being cleaned, and are refreshed on the rules and regulations of the pool prior to opening. J. Davis will email M. Kelly.
 - i. The board discussed using the bulletin board to notify pool users of the guest policy, pool parties, and remind homeowners about sending in ballots.
 - j. A. Bowling brought up concerns about the pool draining. In order to have the pool ready for painting, three pumps were used to drain rather than one. There was concern with the water not being absorbed by the grass and possibly going in the storm drain. J. Davis will email M. Kelly to ask her to speak with Aqua Specialists about this. There was also concern about the pool overflowing when it was filled. M. Kelly will be made aware of this concern.

5. President's Report – B. Simmons

- a. The hearing scheduled for May 17, 2021 was dismissed without prejudice because the homeowner paid the amount due in full. A hearing is scheduled for May 27, 2021 for another homeowner who owes back dues.
- b. Update on revised governing document vote
 - i. So far, 64 ballots have been received. 193 votes in favor of the revised documents are needed in order for them to be accepted.
 - ii. Board members were given access to a shared Google sheet showing which addresses have returned their ballot.
 - 1) During the yard sale event 6 replacement ballots were handed out and reminders were given to those walking by.
 - 2) The pool opening is the next event where board members will be available to give out and collect ballots.
 - 3) There are some homeowners willing to help knock on doors with board members if needed. J. Bursleson recommends doing it in pairs. Several board members are interested in helping with this.

6. Treasurer's Report – J. Bursleson

- a. The financials were reviewed. Receivables remain at a nice level; payables are down low. Overall, everything looks good.

7. Committee Reports

- a. Architectural Control – E. Hansen on behalf of L. Godoy
 - i. ACC requests
 - 1) 503 Allenvue submitted a request for a window replacement. ACC recommends approval. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
 - 2) 524 Allenvue submitted a request to remove one front shrub, and replace it with flowers and a glider bench. The majority of ACC recommends approval, but it was not unanimous. After discussion, E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
 - 3) 526 and 544 sent a resubmission of request. Their previous approval was for concrete to fill in gardens, but the homeowners are having difficulty finding a contractor. The new request is for pavers as an alternative. ACC recommends approval of the pavers as an alternative if the concrete is not possible. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
 - 4) 2112 Foxfire submitted a request for a patio cover made of aluminum siding to match adjacent houses' patio covers. ACC recommends approval. E. Hansen motions to approve, J. Fogarty seconds motion passes with all in favor.
 - 5) 848 Allenvue cut down the arborvitae at the side of the home leaving stumps. A letter was sent from the Board asking 848 to submit a request for the change. The homeowner did reach out to the Board by email. It was brought to the attention of ACC. After ACC discussed the situation, it was determined it does look better and if it grows back, no request is needed. If it shows no sign of regrowth, a request is needed for replacement. The Board is in agreement that the stumps will not grow back. The homeowner will be asked to remove the stumps or cut them down to be level with the ground and submit a request for replacement shrubs or they can mulch and plant flowers. The homeowners will be given until the fall to have a replacement plan, but a request form must be submitted prior to any work being done.
 - 6) 810 Allenvue submitted a request for a window replacement. This request came in after the ACC meeting, but committee members reviewed it via email and they

recommend approval. E. Hansen recommends approval, J. Fogarty seconds, motion passes with all in favor.

- 7) 930 Allenview submitted an emergency request for a roof replacement. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.
- 8) 300 Allenview submitted a request for a roof and siding replacement, new shutters, and a new garage door. E. Hansen motions to approve, J. Fogarty seconds, motion passes with all in favor.

ii. Other

- 1) 330 Wister Circle requested to put grass in the area where the fence had been. This was a revised request and the Board approved the change to plant seed by her contractor when the weather permits.
- 2) A complaint was made about the condition of the area behind people's fences, particularly those with flower boxes. There was discussion about the inconsistencies throughout the neighborhood and how to deal with it.

b. Recreation – E. Hansen

- i. The yard sale was held on May 22nd from 8 AM to 1 PM.

c. Nominating – L. Reagan

- i. L. Regan is scheduled to help hand out ballots during the pool opening. He will talk with homeowners about volunteering on committees and serving on the board. .

d. Audit – no report

e. Budget – no report

f. Maintenance – B. Simmons

- i. B. Simmons has been in communication with the painters and the hope is that painting will begin in June. J. Davis asked for those homeowners who submitted a request for a paint color change and were approved, would the Board waive the 12-month requirement for the work to be done without a new request needing to be submitted since it is work being done by the HOA hired painter. The Board is in agreement to waive that requirement. J. Davis will notify any affected homeowners.
- ii. B. Simmons stated the handyman has spent a great deal of time working on the pool to have it ready for opening. He will be talking with the handyman about the list of open items and having those taken care of.
- iii. A homeowner expressed continued concern about a tree on common ground to the rear of the home and the roots that are exposed. The board had previously discussed the matter at the April meeting and after further discussion, stands by the decision not to do anything at this time.

J. Burleson motions to go into executive session to discuss a homeowner concern, J. Fogarty seconds, motion passes with all in favor. The Board entered into executive session at 7:32 PM and ended at 7:48 PM.

- iv. A homeowner has requested the removal of a tree in front of the home with no replacement due to it being dead, branches coming off, and a concern that the tree itself might fall over causing damage. J. Burleson looked at the tree and confirmed it is not in good condition. The other trees in the row are healthy, so the recommendation is to remove, but to replace.
- v. A homeowner emailed about weed-eating that has been done too close, removing the grass and leaving dirt. J. Burleson did look at the area and is going to speak to Four Season about addressing the issue.
- vi. J. Burleson and B. Simmons met with Four Season to discuss concerns including snow removal, earlier issues that came up regarding lawn care, and the entryway island.

g. Publicity – M. Yagel

- i. The next newsletter will be a fall edition. Please send any ideas to the committee.

8. Manager's Report – J. Davis

- a. Resale certificates were done for 712 and 715 Allenvue Drive.
- b. J. Davis and B. Simmons met with the new insurance agent to sign papers for the new insurance and finalize that transition.
- c. A complaint was made about the parking for the 946-960 building. Residents have more than two cars parked in the lot. A letter was sent to residents back in March. An email was sent out to homeowners with another reminder for residents to use their two allotted spaces and additional cars should be parked on Allenvue Drive.
- d. J. Davis set up an official Facebook page. After working to get it set up, it was determined a public page that does not allow DMs or comments, rather than a private group, was a better way to go. The Allenvue Pool & Community Page no longer exists.
- e. Two people in the 632-644 building expressed interest in a fence replacement, so a letter was emailed out to the building to see if anyone else had interest. No homeowners reached out in favor of a replacement. One homeowner reached out to say they are not in favor of a fence replacement. They have had their fence inspected and it could use some repair, but not a full replacement. The option of vinyl fencing was brought up. The board agreed that would only be considered if the whole building were on board with that switch; they would not consider individual fences being replaced with vinyl.
- f. A homeowner reached out regarding the maintenance of shared gutters and fences. The homeowner feels if those are to be maintained by homeowners, they need to be separated from the other units so homeowners can do the maintenance. If the items are connected, they are something the HOA should maintain. If the HOA cannot maintain them, then changes need to be made. The homeowner had their fence fixed recently and since a neighbor's fence is in need of repair, the homeowner's fence is beginning to lean again. The other concern the homeowner has is the electric boxes PPL connected to the fences. The homeowner would like to see a drainage plan considered to separate gutters and have individual downspouts. M. Yagel said in a previous HOA she lived in she had a shared gutter with neighbor. They had to split the cost with her neighbor to maintain it.
- g. Daybreak does have a large venue available for the annual meeting, depending on the day and time. It is not available on Thursday evenings. Once the board has a few dates, they can be given to Daybreak to check. Notice must be mailed out at least six days in advance to homeowners, which will include a proxy card. At least 88 people are needed (in person/proxy cards) to hold an official meeting. The board discussed and decided waiting until the fall would be the best decision at this time.

- 9. Meeting Adjourned:** J. Fogarty motions to adjourn the meeting, M. Yagel seconds, motion passes with all in favor. Meeting adjourned at 8:04 PM on May 25, 2021.

Next Meeting: June 22, 2021 at 6:30 PM, Daybreak Church Student Ministry Building Café