

THE ALLENVIEW HOME OWNERS ASSOCIATION
ANNUAL MEETING
February 20, 2023

ATTENDING:

In person (28 homeowners): Kathleen Coffey, Lynelle Van Jaarsveldt, Marie Yagel, Emily Hansen, Bryan Simmons, John Burleson, Duane Herman, Debra Wallet, Fred & Jan Morris, Roni Collier, Lori Caffarella, Jill McCabe, Marie Clark, Abdoul Riazzy, Jennifer Burke, Anna Fogarty, Brian Parry, Monica Hess, Patrick & Kimberly Crowell, Clyde Ross, Cassy & Andy Leadbeater, Alexandra Bowling, Stacey Sick, Danny McKeever, Debra Nock, Anastasia Polillo, Edward Sabo, Jacob Fogarty
Mark Teicher was in attendance as a resident, but is not a homeowner and therefore not counted

By proxy (23 cards): David Dunn, Jordan/Gina Witmer, Edward Lauffer, Shannon Nelson, Gayle Fugate, D. Scott Karns, Holly Gossage, William McCarthy, Paul Hayes, Valerie Taylor, Mary Ann Vespignani, Lyn Dorsey, Rosalind Ross, Vicki Strawn, Anna Mae Wickard, Fred & Deb Pristine, Heidi Knaub, Pamela Thomas, Barbara Olsen, Cindy Engard, Joseph Poboy, Alice Creeger, Youhong Hang

*There were three proxy cards received, but not counted because there was no designated homeowner listed.
There were two proxy cards received, but not counted because the designated homeowner was not present.*

Quorum of 88 was not reached with 51 voting members. Therefore, nothing will be voted on during the meeting.

CALL TO ORDER: Meeting called to order by B. Simmons at 7:03 PM, in the Large Venue room of the Daybreak Church Multipurpose Building. B. Simmons thanked the homeowners who came out for the meeting. He mentioned the upgrades occurring throughout the community, especially as new communities are being built in the area.

OPENING COMMENTS:

A. Bowling gave the results of the 2023 Board Election:

There were three open spots (all 3-year terms) and three nominees. Jill McCabe, Lori Caffarella, Lyn Dorsey, Dan Carl, and Roni Collier counted ballots on Saturday, February 18, 2023 at 1:30 PM at 526 Allenvue Dr., Mechanicsburg, PA. John Burleson (64 votes), Danny McKeever (60 votes), and Marie Yagel (62 votes)

There were two write-ins: Jolene Sims (1 vote) and Julie Swartz (1 vote).

64 ballots were received.

Bryan thanked everyone who participated in the counting of the votes. Bryan thanked outgoing Board member Lora for serving and welcomed incoming member Danny.

APPROVAL OF THE MINUTES:

A draft of the minutes from the 2018, 2019, 2020, and 2022 annual meetings were provided for homeowners to review, but cannot be accepted since there is no quorum.

UPDATE ON THE REVISED GOVERNING DOCUMENTS:

Attorney Duane Stone

Attorney Stone reviewed the collections being made by his office and letters that will soon be going out to debtors.

Attorney Stone also discussed the payment plan in place with a painter previously hired who was given a down-payment, but failed to complete the work. Some payments have been collected. The next step would be to decide if a complaint for a judgment should be filed, a deal is to be made, or the painter works off the debt.

Regarding the new revised governing documents that were accepted, the new bylaws will go into effect now; the revised declarations of covenants and regulations will not go into effect until May 12, 2025. The Association has the ability to implement and use the bylaws as long as there are no conflicts with the current C&Rs. The biggest conflict is regarding the collection of dues. The attorney recommends implementing the monthly collection of dues now and those that want to change to this frequency may do so; many already do pay monthly. There will be no financial penalty if

someone does not pay dues monthly if dues are paid within one year. After one year, they can be charged interest. Any conflict between the revised bylaws and the current C&Rs means the current C&Rs must be followed.

A homeowner asked, do people sign-off on an HOA when purchasing a home in Allenvue?
That is part of purchasing in the community.

2022 COMMITTEE REPORTS & ACCOMPLISHMENTS:

Marie Yagel, Pool Committee:

The 2022 pool season went well and there were quite a few pool parties scheduled. The Board is appreciative for the work that Meg Kelly did as pool manager. For the upcoming 2023 pool season, Roni Collier has been hired as the pool manager. Roni has experience as a monitor at the pool and is eager to make the upcoming season an enjoyable experience for staff and patrons.

Emily Hansen, Recreation Committee:

We hosted a spring yard sale and plan to do that again in conjunction with the Winding Hills neighborhood sale. We planned a fall festival which was unfortunately cancelled due to bad weather. We will plan on another one in the fall. We hosted a fall yard sale. We're always looking for people to plan or help with events.

Sherry Lerch, Publicity Committee:

Sherry Lerch, with great support from Joann Davis and Alexandra Bowling, has taken on the newsletter. We try to send newsletters out quarterly. We provide information about happenings in Allenvue, such as upcoming events, reminders, pool information, as well as relevant news about the surrounding community. Last year we recognized community members graduating and I would like to continue this for 2023. The next newsletter will come out in the spring and will have all the information for the upcoming pool season. I am open to suggestions from the community on how to improve the Newsletter.

Annie Polillo, 832 Allenvue – Will there be a yard sale held?

Yes, we normally hold it the same time as Winding Hill. When that date is known, we will post it on the Facebook page and include it in the newsletter if possible.

Marie Yagel, Architectural Control Committee:

Thank you to the following people who served as volunteers for the ACC in 2022: Ali Bowling, Lori Caffarella, Marie Clark, Anna Fogarty, Lita Godoy, Emily Hansen, and Susan Herman. There were 53 ACC requests submitted in 2022; all were approved.

Bryan Simmons and John Burleson, Maintenance Committee:

Trees – This is the second year of tree maintenance and focus was on emergency care. This upcoming year will include more trimming of trees. Diller's is used for the smaller trees in front of the home. Some of those smaller trees are dying. The initiative in the coming years is to start replacing some ornamental trees and removing others in front of the townhomes.

A homeowner noted a huge oak tree on the corner between the 400/500 sections that is a concern; B. Simmons will note it for the tree company to look at.

Paint – The painter got through a year-and-a-half's worth of painting and if he does the same thing again this year we will get caught up.

Concrete – There is a lot of concrete in need of replacement due to it being old and peeling. This is a costly undertaking and will be done in sections. It will be about two more years before the project is down towards Hertzler. Ramps are being installed at the ends for bicycles and strollers. Please be patient while work is being done and avoid the areas that are taped off and have cones. The walkways to the townhomes will be done in sections. Today's concrete is much

different than previous concrete used and while it's not ideal to use salt during bad weather, it is needed because of falling hazards; a good quality salt is used.

Parking – There are marked visitor spaces as well as blank spaces. The blank spaces are needed as overflow parking in the townhome area. These spots are open on a first come, first served basis. If you see a car in one of those spots that is out of inspection, has flat tires, or has been sitting there for an extended period of time, please report it and we send out a letter.

Landscaping – The landscaping company does treat for crabgrass.

Jennifer Burke, 614 Allenvue, noted the treatment is not working at their home and killing everything. B. Simmons will note that for the landscapers.

Kathleen Coffey, 301 Allenvue, stated she has requested the landscaping company stop working around the entrance sign near her home because they are cutting the flowers; she is happy to do the landscaping work there.

J. Burleson will speak with the landscapers about the area and they will have a conversation with the homeowner so that everyone is on the same page.

Monica Hess, 628 Allenvue, requested having the landscapers look at the mailbox area by the 600 evens.
This will be noted for the landscapers to look at.

There was a question regarding speed bumps in the area.

B. Simmons stated Allenvue Drive is Township owned/maintained and most likely they will not install speed bumps. He will reach out to the police department with concerns about speeding.

Cassy & Andrew Leadbeater, 644 Allenvue, asked about the flowerbeds by the front fences in the townhouse area.

The landscaping company is responsible for maintaining that area. J. Burleson will request the landscapers do a better job with this.

Marie Yagel, Audit Committee:

Hamilton and Musser have done an audit for 2017 and 2019. The audits have all come back excellent and show that we are being fiscally responsible. Hamilton and Musser will do its next audit for 2022. This is recommended by the company to get us current since the audits found no discrepancies.

John Burleson, Budget Committee:

This year's budget is unbalanced; expect expenditures to be more than our income from dues. Balances continue to remain strong, but we will spend about \$50,000 more than what is coming in. The money will be spent to catch up with the tree work and painting that needs to be done. It is time to make more of an investment in the pool house, pump, and other areas in need of maintenance. This is the first year the budget will be over \$40,000. In the future, more improvements will be done, including the possibility of adding a pavilion. While the wish is to have a balanced budget, we are in a good place right now financially.

HOMEOWNER CONCERNS AND QUESTIONS:

Ed Sabo, 948 Allenvue – Have you thought about using Zoom for meetings?

Under the current governing documents, that was not allowed. It is something that would be allowed in the revised governing documents and when those go into effect, it will be an option to use if needed.

Patrick Crowell, 632 Allenvue – I have submitted information to the Board regarding the possibility of a Community Garden. Other HOAs do have community gardens and many residents in Allenvue would want a garden, but do not have the space. There would be a committee established to help.

The information you submitted was shared with the Board and is scheduled for discussion at the regular monthly meeting next week. There are many things to consider such as the need for 2/3 vote in favor of the garden under the

current governing documents, insurance concerns, utilization, maintenance, and cost concerns. We also cannot get volunteers to help with our current committees so there is concern with creating an additional committee.

Kathleen Coffey, 301 Allenvue – Will Allenvue be used as a cut-through again for the road work that is being done? *After an incident in which the curbing was damaged near the entrance to Allenvue, Hertzler is now being used and Allenvue should not be used as a cut-through.*

Cassy Leadbeater 644 Allenvue – The snow removal has torn up the curbing in the townhome areas. *The curbing is not easy to fix. As the parking lots are redone, the curbs are removed and replaced with asphalt curbing.*

Lynelle Van Jaarsveldt, 2110 Beacon Circle – Since the church did the tree work, there is an erosion problem. When the rain is heavy, it is causing a river in backyard. *Talk with the Township and document the issue with a video.*

Danny McKeever, 774 Allenvue – Do I need permission from the entire row to replace my back fence? *At one time the entire row was done at once, similar to the roofs. You may now do an individual replacement. Submit a request form for approval.*

The meeting adjourned at 8:22 PM, February 28, 2022.

Submitted by M. Yagel