

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, April 23, 2013 at 6:30 PM
Messiah Village Board Room

Attending: Duane Herman, Dave Wenthe, Gina DiStefano, Jon Forry, Kevin Ruch, Patrick Gridley, Brad Stump, Debra Wallet, Betty Dick, Joann Davis (manager)

- 1. Call to order:** Meeting called to order by D. Herman at 6:30 PM.
- 2. Homeowner concerns:**

330 Wister Circle update – Jack Rieman (314 Wister Circle)

There has been limited progress made on 330 Wister Circle. The work is not being done by a contractor and there are still concerns with the property.

J. Rieman also expressed concerns with the weeds at the main entrance to Allenview, which was noted by the Maintenance Committee.

Bryan Scott, C & Z Construction: Fire restoration on townhomes

There was discussion about extending the rear fence the entire length of the building. Concern was expressed about the appearance of the fence running the whole length and instead feels it should go just on the elevated portion, not where the ground levels out. The replacement fence will be “like kind” to what was there.

The tree, assorted shrubs, and arborvitae will be removed.

Following discussion about the continued fire restoration, D. Wallet motioned for the Association to pay for the extension of the rear fence beyond that which will be paid by the insurance companies to the end of 610 Allenview, P. Gridley seconds, motion passes.

Brad Stump (608 Allenview) – On behalf of neighbors, B. Stump brought a concern to the Board regarding common walls. Neighbors feel they can hear more noise coming through the common walls from one of the newly restored homes.

Bryan Scott stated the township codes does not require additional insulation in the walls and it is possible the contractor who worked on that home did not put the insulation back in. It would be a very costly expense to determine that. It is not a code violation.

The cracked concrete will be fixed by C & Z; it was included in a concrete bid submitted to the insurance company.

Bryan Scott recommends if this situation ever happens again, it would be beneficial if everyone in the building went with the same contractor. B. Dick suggested getting a letter out to everyone stating what happened with this experience and recommending a contractor.

3. Approval of minutes from the March meeting: Motion to approve minutes by D. Wallet, D. Wenthe seconds, motion passes

4. Pool Report – G. DiStefano

- a. The pool is currently being painted and will be ready by the first week of May.
- b. Four new lifeguards were hired, bringing the total up to fourteen. G. DiStefano would like to give lifeguards different rates of pay based on experience.
- c. The pool information will be sent out with the Allen Views.
- d. An instructor for lessons and adult aquatics was hired.
- e. Guards will begin their shift prior to the opening of the pool and the closing shift will stay after the pool is closed in order to accomplish certain procedures for maintaining the pool.

5. President's Report – D. Herman

- a. 330 Wister Circle update: The Township and the owner have not made any progress. In talking with the attorney, where it goes depends on the response from the homeowner. If we start the process with the attorney, it will force the homeowner to hire an attorney or engage a contractor to get the work done. D. Wenthe motions to proceed with the attorney, B. Stump seconds, motion passes. D. Wallet moves to continue process of fines in accordance with policy, P. Gridley seconds, motion passes.

6. Treasurer's Report – B. Dick

- a. Quarterly statements will be sent to those homeowners behind in their dues payments.

7. Committee Reports

a. Architectural Control – D. Wallet

- i. 740 Allenview: The homeowners sent a letter in response to an ACC request to have their storage container removed. A letter will be sent thanking them for removing the container.
- ii. ACC Requests:
 - 1) 960 Allenview Drive: The homeowners would like to replace the windows. A request was submitted for windows with grids, but the majority of the homes in the building do not have grids. The front door has a screen door that is not full-view and it has grids that do not line up with the grids in the regular door. The ACC recommends sending a letter that the ACC request is approved with no grids on the windows and to do something about the storm door, P. Gridley seconds, motion passes
 - 2) 314 Wister Circle: Plans were submitted for landscaping. The ACC recommends approval, G. DiStefano seconds, motion passes.
 - 3) 568 Allenview Drive: Plans were submitted for shrubbery replacement. The ACC recommends approval, D. Wenthe seconds, motion passes.
 - 4) 504 Allenview: The homeowner would like to replace the garage door with one identical to the door approved for 568 Allenview. The ACC recommends approval, G. DiStefano seconds, motion passes.

iii. Neighborhood inspections:

- 1) 460 Allenview: There is junk stored to the rear of the property again. D. Wallet recommends a letter be sent to the homeowner.
- 2) 304 Allenview: A tree was removed one week ago and a stump remains. D. Wallet recommends sending a letter asking for an ACC request stating what the intention is to do with that spot.
- 3) 315 Elgin: There is still no shrubbery at the front of the home. D. Wallet recommends sending a letter to follow-up from previous letters sent.

- 4) 778 and 848 Allenview: Overgrown shrubbery is in need of trimming. Letters will be sent.
- b. Recreation – G. DiStefano
 - i. Yard sale ads will be in The Guide, Craigslist, PennLive.com, and The Patriot-News. There will be one sign at the entrance.
 - ii. The pool party will be the last Saturday in July.
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
 - i. 756 Allenview Drive: The concrete stoop is sloping towards the house and has dropped several inches. The sidewalk is also split. The Board will decide to replace stoops on an as-needed basis.
 - ii. The basketball court needs to be replaced. P. Gridley is waiting for a price.
 - iii. Grass mowing has begun, maintenance of weeds will start, and tan bark will be delivered May 2nd.
 - iv. D. Wenthe met with Goods regarding service for the trees. The proposal includes work to be done in two phases. The first would be done during spring and summer. The second would be clearing out the trees in the park area, which should be done when the ground starts to freeze. D. Wenthe proposes we proceed with first phase this calendar year and accept the complete proposal, P. Gridley seconds, motion passes.
 - v. The ACC has new color changes to propose. J. Davis will ask the painter to complete the painting of the homes currently being worked on that did not get done in the fall, but to wait before starting on the homes scheduled for spring and summer until the color changes are approved.
- g. Publicity – B. Stump
 - i. The Allen Views were emailed to J. Davis to proofread and print. G. DiStefano will email pool information to be included.
- h. Gardening – none

8. Manager's Report – J. Davis

- a. 818-832 Allenview: The common area behind the fence is being used as storage by homeowners. J. Davis will send out letters.
- b. A resale certificate was issued for 508 Allenview.

9. Other Business

- a. P. Gridley asked that the ACC letters requiring a licensed and bonded contractor be changed so that it is a recommendation, not a requirement. The concern is that it impacts the fencing behind the townhomes from being completed because there is a cost difference between hiring a contractor or doing the work yourself. After discussion, it was decided that this might need to be changed on an as needed basis and would be discussed again when it was time to work on fences.

10. Meeting Adjourned: 8:36 PM, April 23, 2013.

Next Meeting: May 28, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis