

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, August 27, 2013 at 6:30 PM
Messiah Village Board Room

Attending: Duane Herman, Patrick Gridley, Deb Wallet, Betty Dick, Dave Wenthe, Brad Stump, Joann Davis (manager)

Absent – *Gina DiStefano, Kevin Ruch, Jon Forry*

1. **Call to order:** Meeting called to order by D. Herman at 6:30 PM.
2. **Homeowner concerns:** none
3. **Approval of minutes from the June meeting:** Motion to approve minutes by D. Wenthe, P. Gridley seconds, motion passes.
4. **Pool Report** – J. Davis on behalf of G. DiStefano
 - a. The pool closes for the season after the Labor Day weekend.
 - b. The pool has been running with one guard much of August due to weather, in order to save money.
5. **President's Report** – none
6. **Treasurer's Report** – B. Dick
 - a. An updated financial statement was reviewed.
7. **Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. ACC Requests:
 - 1) 760 Allenvue Drive: The ACC approved a screen/storm door replacement and will send a letter of approval.
 - 2) 834 Allenvue Drive: The request is to replace the deteriorating façade with a wood-looking vinyl in the same color. The ACC recommends approval, P. Gridley seconds, motion passes.
 - 3) 530 Allenvue: The request is for significant changes to the rear porch. The ACC spoke with the homeowner regarding concerns about the design. The homeowner agreed to provide additional information to the ACC, including a picture. The request is tabled for further information.
 - 4) 846 Allenvue: The request is to replace the meter base for the electric meter. The ACC recommends approval if the homeowner receives the necessary PUC/PPL approval, B. Stump seconds, motion passes.
 - 5) 508 Allenvue: Significant changes were made to the front of the property. The homeowner was asked to submit an ACC request for the changes, which he did. The ACC recommends approval of the front porch changes, but the edging should not be visible above the grass line, D. Wenthe seconds, motion passes. The ACC is concerned about future requests for edging. D. Herman suggests handling it like awning requests, that is, the first unit with approved edging sets the standard for future edging.
 - ii. Neighborhood inspections:
 - 1) The sidewalk to 566 Allenvue is uneven. The maintenance committee will look into it.
 - 2) A letter was sent to 322 Wister requesting an ACC form be submitted for changes made to the front of the property. A form was not received and more changes have been made. B. Stump will go and speak with the homeowner.

- 3) 315 Elgin had removed shrubs without submitting an ACC request. Letters have been sent to the homeowner and the Board was allowing them time to submit a request. A trailer was seen with new plants and the ACC would like to remind them a request must be submitted. E. Davis will look at the property before a letter is sent out.
- b. Recreation – none
- c. Nominating – none
- d. Audit – none
- e. Budget – none
- f. Maintenance – P. Gridley
 - i. The stoop at 718 Allenvue is badly sloped and needs to be replaced. Stoops are being attached to the house so they do not slope again in the future. The maintenance committee recommends accepting the Cumberland Masonry bid, B. Stump seconds, motion passes.
 - ii. TruGreen will begin spraying trees throughout the 600 Allenvue block and back row of the 700 Allenvue section.
 - iii. P. Gridley has some concerns regarding the work done to the basketball courts and is waiting for some answers from the contractor.
 - iv. The parking lot near 614 Allenvue is in need of work around the drain area. The maintenance committee recommends accepting the work to be done, D. Wallet seconds, motion passes.
 - v. The maintenance committee is hoping some of the drainage issues are resolved with aerating, which will be scheduled soon.
 - vi. The rear fences at the townhomes are in need of replacement and the maintenance committee hopes it can be approached like the roofs, with involvement from the ACC.
 - vii. D. Wallet feels the solar lights are a great improvement to the sign.
 - viii. The ACC expressed concerns about the weed whacking. P. Gridley will talk with Dan Shopes.
- g. Publicity – B. Stump
 - i. B. Stump is taking suggestions for the next newsletter.
- h. Gardening – none

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 708 and 820 Allenvue Drive.
- b. The majority of homeowners at 711-719 Allenvue agreed to have Encore Roofing replace their roof. All but one of the deposits and signed contracts has been received. Once the last one is received, everything will be forwarded to Encore so that work can begin.
- c. Updates on properties that have received letters:
 - i. 338 Allenvue – The stump remains; J. Davis will send another letter.
 - ii. 400 Allenvue – The stump has been leveled, but other work needs to be done; J. Davis will send a letter.
 - iii. 600 Allenvue – The trash can, toys, and grill are still not being stored properly; J. Davis will send a letter and begin the fine process.
 - iv. 616 and 832 Allenvue – The weeds remain and shrubs are still in need of trimming; the fine process has started; J. Davis will send additional letters.
 - v. 627 Allenvue – Some work has been done on the property, but it is not sufficient; J. Davis will send a letter.
- d. The homeowner of 452 Allenvue sent a letter regarding concerns about the fire pit used by the tenant, requesting the fines be waived. The tenant is no longer using the fire pit and it is not being stored outside. P. Gridley motions to waive the fine, B. Dick seconds, motion passes. J. Davis will send a letter to the homeowner.

9. Other Business

- a. D. Wenthe asked for an update on the outstanding dues. D. Herman reported progress is continuing to be made.
- b. D. wallet is pleased with the new colors being painted on her building and encouraged Board members to look at the new colors.

- c. D. wallet motions to write a letter to K. Ruch suggesting he submits a letter of resignation since he is unable to attend meetings, b. dick seconds, motion passes.

10. Meeting Adjourned: 7:25 PM, August 27, 2013.

Next Meeting: September 24, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis