

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, June 25, 2013 at 6:30 PM  
Messiah Village Board Room

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

*Absent – Kevin Ruch*

**1. Call to order:** Meeting called to order by D. Herman at 6:29 PM.

**2. Homeowner concerns:**

Carl Poffenberger, 464 Allenvue Drive – Mr. Poffenberger received a letter telling him to remove the vegetable garden behind his home and would like to know where in the C&R's it mentions anything about gardens. D. Herman asks if the garden is on his property that he owns and Mr. Poffenberger replied that it is not. Mr. Poffenberger cited Article IV, Section 1 of the C&R's regarding Property Rights in the Common Properties and asks where he violated regulations. D. Herman replied that the Board sets rules and regulations in agreement with the C&R's, which Mr. Poffenberger somewhat agrees with.

D. Wallet states they have faced the same issue previously where a similar garden was planted, a letter was sent, the homeowner attended a meeting, and the garden was removed. B. Stump added it was removed with the stipulation the current year's harvest would be collected first and then the garden would be removed. G. DiStefano stated there has to be consistency; one homeowner cannot be allowed a garden while another is told to remove it.

Mr. Poffenberger told the Board he has heard numerous compliments regarding his garden. He knew it was in the newsletter that gardens were not allowed in common property and had anticipated receiving a letter. In his opinion he does not feel it is legal and that it is a change in the C&R's.

The Board states they have made a determination that there are no gardens on the common ground, which is a rule/regulation; as they come to the attention of the Board it is addressed in a letter like what Mr. Poffenberger received.

Bill and Aimee Snyder, 304 Allenvue Drive – The homeowners had removed a tree without prior approval, to which they apologized for not going through the proper channels with an ACC request and have since submitted one. However, after submitting the request, they were asked for more information.

Mr. and Mrs. Snyder felt they were clear in their request. After talking with D. Wallet in person prior to the May Board meeting, they felt they would receive an approval letter and proceeded with their landscaping. A second letter was sent to the homeowners, this time requesting removal of the tree stump. Mrs. Snyder found stumps throughout the neighborhood and sent pictures to the Board.

B. Stump stated at the last ACC meeting the stumps were discussed and the pictures sent by Mrs. Snyder were appreciated. He expressed concern for termites in the dead tree stump and the possible problems it would cause the homeowner.

Mr. Snyder stated they will comply with the Board's vote and asked if they will receive a letter. D. Herman confirmed that a letter will be sent stating what the Board requests.

**3. Approval of minutes from the May meeting:** Motion to approve minutes by D. Wenthe, P. Gridley seconds, motion passes

#### **4. Pool Report – G. DiStefano**

- a. Everything has been going well at the pool. 167 cards have been given out this year.
- b. The Facebook page has worked well to communicate with guards about schedule changes.

#### **5. President's Report – none**

#### **6. Treasurer's Report – B. Dick**

- a. The report from the accounting firm was handed out and is current through May 31<sup>st</sup>. The dues collection is in excess of expenditures, which changes over the summer. The receivables have dropped a bit, but that was the end of May before June dues were billed.

#### **7. Committee Reports**

##### **a. Architectural Control – D. Wallet**

##### **i. ACC Requests:**

- 1) 304 Allenview Drive: The request is to add one or two privet hedge shrubs to the line they already planted and to put decorative flowers on top of the stump left from the tree removal. The ACC feels the stump should be leveled. P. Gridley wants to know moving forward what precedent is being set. D. Wallet motions to give approval to planting of additional shrubs, G. DiStefano seconds, motion passes. G. DiStefano motions to ask the homeowners to reduce the size of the stump so that it is as low to the ground as possible, D. Wenthe seconds, P. Gridley opposes, all others in favor, motion passes.

There is further concern regarding stumps at 338 and 400 Allenview. It is agreed to send letters to those homeowners requesting the stumps be reduced in size. G. DiStefano requested pictures and locations of other stumps before additional letters are sent out.

- 2) 617 Allenview Drive: The request is to remove three bushes and replace with identical ones. The ACC recommends approval, G. DiStefano seconds, motion passes.
- 3) 554 Allenview Drive: The request is for a door and door panel color change. In conjunction with the request for colors they asked to the do the front door and panel in the same colors being recommended for the rest of the townhouses. The ACC recommends approval with the thought it will give others a chance to see what the new colors will look like. People who submit a request will be able to choose colors in accordance with what the building has once the colors are set; this would be the first in this row. Ultimately, everyone in that row will be staggered as recommended. On vote, four are in favor, two are opposed, motion passes.
- 4) 562 and 564 Allenview Drive: Both requests are for a storm door replacement, the door being full-view with one bar across the middle. The ACC recommends approval of both requests, D. Wenthe seconds, motion passes.

##### **ii. Old business:**

- 1) 950 Allenview Drive: The door was replaced on an emergency basis, but the current door is white and needs to be painted. That section of homes was last painted in 2012, so the homeowner is responsible for the cost of having the door painted. D. Wallet moves a letter be sent stating that because of the painting schedule, they will have to pay for the cost of the door to be painted in the approved brown color, G. DiStefano seconds, motion passes.

##### **iii. Neighborhood inspections:**

- 1) 600 Allenview Drive: Toys, a grill, and trashcans are left in the yard. It was agreed that when the enclosed patios were approved, those items would be kept within the enclosed patio. D. Wallet motions to send a letter, p. Gridley seconds, motions passes.
- 2) 602 and 604 Allenview Drive: There are trash cans and garbage bags left outside. The Board approves for a letter to be sent.

- 3) 606 Allenvue Drive: There are weeds in front. The Board approves for a letter to be sent.
- 4) 452 Allenvue Drive: D. Wallet found in previous minutes where chimineas and fire pits were prohibited in Allenvue. The ACC feels the fines should continue for the use of the fire pit. B. Stump will talk with Jim Salter, Upper Allen Fire Chief, to see if he can enforce the policy the Board has in place. He will also ask about an ordinance using a grill under an overhang. Further discussion will continue at next month's meeting.
- iv. New paint colors: D. Wallet spoke to the painter as requested by the Board. He looked at the proposed colors and is unable to tell if two coats will be needed. For shutters, if it is black paint it may only take one coat, but for doors it will most likely take at least two coats of paint to cover the existing color. The ACC asked D. Wallet if she would be willing to test colors on her end and then seek approval from the homeowner on the opposite end of her building to also have black shutters painted and the new proposed door color painted. The ACC is asking what the Board wants to do, believing after the community sees the updated colors they will be agreeable to the change. Once the colors are established for the building, an ACC request can be submitted to request a color within that scheme if you want something different from what is recommended. Currently it is time to paint the 450-458 building; D. Wallet motions to paint the building in the proposed new colors, B. Dick seconds, G. DiStefano and J. Forry opposed, motion passes.
- v. The power washing of the entrance sign looks great.
- b. Recreation – G. DiStefano
  - i. The annual Allenvue pool party will be held Saturday, July 27<sup>th</sup>.
- c. Nominating – none
- d. Audit – none
- e. Budget – B. Dick
  - i. B. Dick passed out a budget to Board members showing the year-to-date figures from January through May 2013.
- f. Maintenance – P. Gridley
  - i. P. Gridley is waiting on the cost of painting the surface of the basketball court to finalize the cost.
  - ii. The facets on the fencing will be getting fixed and the parts should be received on Friday.
  - iii. J. Forry is looking into the drainage issue in the 900 section.
  - iv. P. Gridley has on his list other areas with flooding issues that he will be looking at.
  - v. The power washing of the sign made a huge difference, but the maintenance committee would like to see it lit at night. The committee recommends starting with two solar lights to see how well it would work and adding more if needed. D. Wallet moves to authorize the committee to spend no more than \$1,000 to put solar lights at the entrance sign, B. Dick seconds, motion passes.
  - vi. TruGreen will be doing a treatment in the pool area on June 26<sup>th</sup> and a grub treatment will be done in July.
- g. Publicity – B. Stump
  - i. B. Stump is working on a newsletter for July and will include information about leaving out garbage cans, weeding, submitting ACC requests, and the pool party flyer.
- h. Gardening – J. Forry
  - i. A proposal for plants in the islands around townhomes was received from Shope's. This will add some color to the islands currently will with mulch where trees were removed. The total cost is \$800 for areas near 600, 700, 760, and 778. J. Forry recommends accepting the contract, B. Stump seconds, motion passes.

## **8. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 558 Allenvue Drive.
- b. 322 Wister Circle: A request was made by the homeowner to remove the poison the trees behind her home, located on common property. After the work was done, the homeowner requested more be

done to eradicate the poison encroaching the yard. D. Wenthe talked with Good's Tree Service and they explained they sprayed heavily for poison ivy and sumac on both sides of the fence behind the house. The vines on the trees are not poison, but Virginia Creeper and Bittersweet vines, which were not sprayed. P. Gridley spoke to Shope's about working on the overgrowth in some of the common areas.

- c. 315 Elgin Circle: Shrubbery at the front of the property was removed without submitting an ACC request. Two letters were sent to the homeowners. The homeowner responded through a phone call, stating no further letters are necessary as they plan to comply. The Board will wait to see what happens.
- d. 464 Allenvue Drive: A letter will be sent stating the homeowner can harvest what is grown and then not replant. After removing the garden, the area must be returned to grass.
- e. 832 Allenvue Drive: A letter was sent regarding overgrown weeds, but it has not been resolved. Another letter will be sent.
- f. 616 Allenvue Drive: A letter was sent regarding shrubs in need of trimming, but it has not been resolved. Another letter will be sent.
- g. 836 Allenvue Drive: A visiting nurse to the home is parking in the neighbor's spot and has been asked to move, but refuses. A letter will be sent to the homeowner.
- h. Vehicles: Any vehicle on Allenvue Drive with expired stickers can be reported to UAPD and ticketed because it is on a township road.

## **9. Other Business**

- a. Response to complaints regarding back dues letter
  - i. D. Wallet proposed in the upcoming Allen Views newsletter including an open letter to homeowners from the Board explaining that there is a large amount of money in arrears and in many circumstances, people trying to purchase a home in Allenvue will have difficulty getting a mortgage because companies will refuse when seeing the amount of arrears. Further, the Board did this in an effort to clarify and allow homeowners to give their take on what was owed. There was a period of amnesty given, allowing time before any fees were imposed.

D. Herman stated the first letters were to go to everyone. Those who are nonresponsive and have an outstanding balance will be collected starting with the largest balance. Those homeowners making monthly payments will not be affected.

D. Wenthe states when a homeowner buys into Allenvue, the seller has to be paid up; a resale certificate discloses any unpaid dues. D. Wenthe feels the timing of the statements was off because when the reports came out at the same time the invoice was due, the reports were not current.

J. Forry and G. DiStefano felt the statements were confusing to read and that a letter should not have gone out to people who did not owe money.

- b. ACC process
  - i. D. Wallet received a request after the deadline and asks the Board if they are supportive of enforcing that requests must be submitted by a particular time. The request received is a special circumstance in that one of the homeowners will soon be deployed. The request for windows and a new door did not include information about the type of windows or doors. B. Stump will contact the homeowners for more information.

## **10. Meeting Adjourned: 8:30 PM, June 25, 2013.**

**Next Meeting:** July 23, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis

Addendum to Board Meeting Minutes of 06/25/13

Motion and votes taken place via email to address two items (below). Participants included Duane Herman (non-voting member), Deb Wallet, Patrick Gridley, Brad Stump, Gina DiStefano, Dave Wenthe, and Jon Forry. Not participating were Betty Dick and Kevin Ruch.

702 Allenvue Drive – window/door replacement: The window replacement is an exact replacement of what is currently there. For the door replacement, the screen will be the same as what is currently there and the front door will have a ½ moon window at the top. The windows and door would be white in color. P. Gridley motions to approve the window and door replacement, with the condition the new door is painted the same color as the current door, and the door is in compliance with the requirements for storm doors, B. Stump seconds, motion passes.

452 Allenvue Drive - The Board is responsible for enforcing the rule against fire pits. P. Gridley motions to send letters and fine those residents who are not in compliance with the rule set by the Board regarding the use of fire pits and chimineas, D. Wallet seconds, motion passes.

Submitted by: J. Davis