

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
Tuesday, October 22, 2013 at 6:30 PM
Messiah Village Board Room

Attending: Duane Herman, Patrick Gridley, Deb Wallet, Betty Dick, Dave Wenthe, Gina DiStefano, Jon Forry, Linda Echard, Joann Davis (manager)

Absent: Brad Stump

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

Jack Rieman (314 Wister Circle) and Brad Williams (328 Wister Circle – Update on 330 Wister Circle
J. Rieman and B. Williams acknowledged the improvement regarding the pool; however, there are still concerns with the exterior of the property.

D. Herman stated the Association attorney will need to contact the homeowner again. The only thing that can be done is to notify and fine the homeowner.
- 3. Approval of minutes from the September meeting:** Motion to approve minutes with changes by D. Wallet, P. Gridley seconds, motion passes.
- 4. Pool Report – G. DiStefano**
 - a. Adult swim is finished and the pool is completely closed for the season.
 - b. The furniture will be put away and the pool winterized.
- 5. President's Report – none**
- 6. Treasurer's Report – B. Dick**
 - a. An updated financial statement was passed out for review.
- 7. Committee Reports**
 - a. Architectural Control – D. Wallet
 - i. ACC Requests:
 - 1) 315 Elgin Circle: The request is for landscaping that had been done at the property. The ACC recommends approval, D. Wenthe seconds, motion passes.
 - 2) 623 Allenview: The request is to remove an overgrown bush in the spring and trim another bush. The ACC recommends approval, P. Gridley seconds, motion passes.
 - 3) 568 Allenview: The request is for an identical window replacement. The ACC recommends approval, G. DiStefano seconds, motion passes.
 - 4) 506 Allenview: The request is for rear porch window replacement, similar and consistent to the original windows. The ACC recommends approval of the replacement windows with the same number of panels currently existing, G. DiStefano seconds, motion passes.
 - 5) 400 Allenview: The request is for a garage door replacement of the same color and design. The ACC recommends approval, P. Gridley seconds, motion passes with one opposed. There was further discussion regarding other items of concern still not in compliance, which will also be addressed in the ACC letter.

ii. Other items:

1) New paint colors

- a. The ACC will begin in January to start getting approval of new paint colors from those homeowners scheduled next in the paint rotation.
 - b. There was concern from a homeowner regarding the trim and paint around the sidelights. The ACC will propose options to the homeowner and work with them before it is painted.
 - c. There was concern from the painter regarding the rear exit of 627 Allenvue being blocked. While not an Association issue, it could be a safety issue with the township. J. Davis will look into that.
 - d. L. Echard and J. Stokes of the ACC, walked through the neighborhood and created a list of concerns. D. Wallet suggest including the information in the next newsletter. G. DiStefano agrees and suggests sending it out with the November nominating information. A list of townhome issues and a list of single family home issues will be created for the newsletter.
- b. Recreation – none
- c. Nominating – G. DiStefano
- i. Nomination forms will be sent out in November.
- d. Audit – none
- e. Budget – B. Dick
- i. Budget information was shared. G. DiStefano would like the pool payroll figures checked as they seem high.
- f. Maintenance – P. Gridley
- i. Parvin Paving gave a quote of \$3,310 to paint all the lines and numbers throughout the townhomes except the 800 section because those were recently done. The maintenance committee recommends accepting the proposal, G. DiStefano seconds, motion passes.
- g. Publicity – none
- h. Gardening – J. Forry
- i. A flowering pear tree is in need of removal because of storm damage and cannot be saved. Shopes can replace the tree with another flowering pear for \$180. D. Wallet motions to remove and replace the tree at a cost of \$180, G. DiStefano seconds, motion passes.

8. Manager's Report – J. Davis

- a. The Association attorney was consulted regarding concerns expressed about the reconstruction of the townhomes involved in a fire. The attorney provided a response, stating the governing documents do not give the Association authority to mandate interior residential conditions. A letter will be sent to the homeowner who expressed concerns.
- b. Roof replacement
 - i. The roof replacement for the 711-719 building will take place the last week of October.
 - ii. Encore will submit proposals for the remaining buildings in need of roof replacement, 730-744 and 501-509.
- c. 846 Allenvue requested a dumpster outside of his residence for use by a contractor doing interior work. D. Wenthe motions for the dumpster to be placed in one of the homeowner's parking spaces for a period of one week, B. Dick seconds, motion passes.
- d. 322 Wister Circle received letters for not submitting an ACC request for exterior landscaping changes. The homeowner felt a previous request made giving a period of one year to complete

the work covered what was recently done. The Board appreciates the follow-up by the homeowner.

- e. The stump remains at 338 Allenvue. Another letter will be sent and the fine process started.
- f. 627 Allenvue removed some debris, but exterior maintenance is still needed. Another letter will be sent and the fine process started.
- g. A resale certificate will be prepared for 701 Allenvue.

9. Other Business

- a. D. Wallet brings to the attention of the Board two items the ACC will address at next month's meeting. First, the ACC is able to approve identical replacement of storm doors and windows, but still requires those requests to be submitted prior to the ACC meeting each month. The current procedure needs to be evaluated. Second, there are no current rules regarding window fans and window air conditioners. A rule needs to be adopted by the Board with regard to no front or side window fans/air conditioners.

10. Meeting Adjourned: 7:20 PM, October 22, 2013; Meeting in executive session at 7:21 PM.

Next Meeting: November 26, 2013 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis