

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, June 26, 2018 at 6:30 PM
 Messiah Village, The Martin Conference Room

Board Member	Term	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Gina DiStefano	2019	X	A	X	X							
Robert Grohman	2019	X	A	A	X							
Bryan Simmons	2019	X	X	X	X							
Gregory Bowden	2020	X	X	A	X							
John Burleson	2020	X	X	X	X							
Marie Yagel	2020	X	X	X	A							
Meg Kelly	2021	X	X	X	X							
Jill McCabe	2021	X	X	X	X							
Bernadette Thompson	2021	X	X	A	A							

X = Present, A = Absent, V = Vacant seat

Also in attendance: Attorney Bradley Sprout and Joann Davis, Manager

- 1. Call to order:** Meeting called to order by R. Grohman at 6:28 PM. The Board went directly into executive session to discuss legal matters. Meeting reconvened at 7:13 PM.

Attorney Bradley Sprout left the meeting.

- 2. Homeowner concerns:**

Shannon Gregorio, 711 Allenvue Drive

Mrs. Gregorio was unable to attend but sent an email to the Board of Directors expressing her concerns about an ACC request for security cameras placed at 713 Allenvue Drive. Mrs. Gregorio stated the cameras at the neighbor's home are placed in the front and back, pointed to both the front and back enclosed patio area of 711 Allenvue Drive. Mrs. Gregorio does not want her four children on camera. Mrs. Gregorio stated there is a note on the door of 713 Allenvue saying there is both video and audio recording. Mrs. Gregorio contacted the police, who said audio recording is illegal. Mr. and Mrs. Gregorio were not asked to sign the ACC request as neighbors of 713 Allenvue Drive. Mrs. Gregorio had heard the request states the cameras are for security purposes, but they only point to areas around her home. She would like to know what the Board's decision is after the ACC request is considered and discussed.

- 3. Pool Report – M. Kelly**

- M. Kelly hired three additional lifeguards to help fill-in, but they all have additional jobs. Due to the upcoming holiday, many lifeguards will be away on vacation and the pool may need to be closed or only open during certain hours when coverage is available. Swim at your own risk was discussed again, but the Board continues to not support that idea. There are many things to consider with that idea, but J. Burleson thinks it might be something that needs to be looked into as far as insurance, the size of the fence, the key cards, the cleaning and access to bathrooms, etc. M. Kelly will ask Winding Hills how their pool operates. They do have one lifeguard at some times, but other times is swim at your own risk.
- One of the guards hired works at the Mechanicsburg pool, but lives close to Allenvue and prefers to work for the HOA. She will be 18 in the fall and is interested in taking the course to be certified to use chemicals. The Board is supportive of this idea. Aqua Specialists has not been responsive about bringing chemicals, resulting in M. Kelly having to get chemicals at Crystal Pools.
- A pipe burst the Sunday of Memorial weekend and when Aqua Specialists was called, nobody was available. M. Kelly suggested getting a quote from Crystal Pools to see how they would service the pool.

- d. Aqua Specialists has cost over \$1600 in one month. There has been two pipe repairs. M. Kelly feels those pipes should be looked at to make sure they are in good working condition. B. Simmons said to ask Crystal Pools if they would take a look at it.
- e. The carpet was removed from the guard shack.
- f. The water heater was replaced because it was not working properly.
- g. The pool has been closed due to weather and that practice will be continued.

4. Approval of minutes from the May meeting: Motion to approve the minutes by J. Burleson, B. Simmons seconds, motion passes with all in favor.

5. President's Report – R. Grohman

- a. The attorney continues to work on collecting outstanding dues through payment plans and the filing of civil complaints. There have been two more judgments made in favor of Allenvue.

6. Treasurer's Report – J. Burleson

- a. The monthly financials were reviewed. The deposited money is comparable to the same last year and that is with the cost of the playground equipment. From a cash perspective over the last 12 months, the HOA is doing well. Operations are comparable to last year with snow removal more expensive last year. The lawn mowing this year is up much more compared to last year due to the rain. Net income is comparable to a year ago. The efforts to collect money is continuing to trend in a positive manner.

7. Committee Reports

- a. Architectural Control – J. McCabe

- i. ACC requests

- 1) The ACC approved a replacement garage door at 560 Allenvue Drive.
- 2) A request was submitted by 620 Allenvue Drive for a storm door replacement. The policy states a full glass storm door is needed, but this request is for a partial glass door. The reason is cost and the homeowner has a dog. The ACC recommends approve, M. Kelly seconds, motion passes with all in favor.
- 3) A request was submitted by 315 Elgin Circle for a tree removal and replacement, which the ACC approved.
- 4) A request was submitted by 332 Wister Circle for a tree removal, which was approved.
- 5) A request was submitted by 713 Allenvue Drive per the request of the Board of Directors for security cameras installed on the home at the front and rear of the property. The ACC recommended approval of the request, but with the stipulation the cameras have to be focused within their property. G. DiStefano feels that a wireless camera would be more aesthetically pleasing. B. Simmons stated that it is wireless in the feed to the box, but still needs a power supply to run it. R. Grohman suggested hiding the wires. It was suggested that the ACC will periodically check the cameras to make sure they are positioned properly and if not, a letter will be issued requesting the removal of the cameras. G. DiStefano motioned to approve the security cameras with the wires hidden and the cameras directed at their own property, G. Bowden seconds, motion passes with all in favor.

- ii. ACC concerns

- 1) A second letter was sent to 838 Allenvue Drive and a fine was assessed for improper storage of a trash can. The problem has been resolved.
- 2) Letters were sent to 836 and 846 Allenvue Drive for containers stored at the front of the homes. Both have removed the containers from the front.
- 3) A letter was sent to 802 Allenvue Drive about mulch bags stored at the side of the home, which have been removed.

- b. Recreation – G. DiStefano
 - i. After looking at the weather forecast and polling residents, it was decided the yard sale would be held on the rain date of June 9th.
 - ii. The Senators contacted G. DiStefano and several emails were exchanged and a date was chosen. G. DiStefano is still waiting for a link to send out to homeowners to be able to purchase a ticket.
 - iii. G. DiStefano would like to try National Night Out again the first Tuesday in August. R. Grohman will reach out to a contact at Bruster's. G. DiStefano also asked for Board participation with the event.
- c. Nominating – no report
- d. Audit – J. Burleson
 - i. J. Burleson talked with McKonly Asbury about an audit. Financials were dropped off for their review to see if they would be able to do it for a reasonable price. A commitment letter with a quote and price will be given to J. Burleson to bring to the Board. It would be done every year in the summer months for approximately \$5,000. It would be a full audit to protect everyone. J. Burleson recommends having 2017 done.
- e. Budget – no report
- f. Maintenance – B. Simmons
 - i. B. Simmons is still waiting to hear back on when the correct color poles will come in for the playground. The two wrong color poles came from the factory and need to be redone.
 - ii. B. Simmons has called the tree company twice to try and schedule a time for them to look at the 813/815 area per a conversation at last month's board meeting. B. Simmons will try reaching out again.
 - iii. R. Grohman contacted the painter about the townhomes scheduled for this year. It will be done the first week of September.
 - iv. Lawncare concerns – J. Burleson
 - 1) There were several emails and calls from homeowners with concerns about the mowing and blowing of clippings into mulch. J. Burleson encourages homeowners not to clean up the area until he can look at it or to send photos via email.
 - 2) An email and pictures were received from a homeowner about the front lawn. The homeowner had re-seeded in the fall and the grass was growing by spring. The grass was cut by the lawncare company down to the dirt. The homeowners would like the HOA to repair the lawn. J. Burleson took a look at the area. The board asked J. Burleson to speak with Shopes about using hand mowers; the weed wacking continues to be the biggest complaint with the lawn care.
 - 3) A homeowner emailed about an area he had contacted the board about last year that does not have grass and he would like to have re-seeded. The issue was the weather and inability to get dry top soil. The area has been seeded and J. Burleson did see straw was put down.
 - 4) A homeowner emailed to ask about the section at the front of the townhomes between the walkway and parking lot. The homeowner would like to know if the lawncare company is responsible for it. If so, the homeowner would prefer to have the tanbark removed and grass planted so that there are not weeds growing in the tanbark. The homeowner would be willing to water the grass seed until it grows. The lawn care company does weed a couple of times per year and other times the homeowners usually pull any weeds that come up. The Board is not in favor of removing the tanbark and changing the area to grass.
 - 5) A homeowner emailed and sent pictures of the weeds behind the 714-724 building. There is grass at the edges not being mowed and the weeds have grown more over the years, changing where the line used to be. J. Burleson did look at that area several times. There is a large hill and the issue would be having the hill mowed. It is not felt

that anything needs to be done to this area. There was concern shared about the condition of the rear of the homes in that section and ACC is going to take a look at it.

- 6) A homeowner in the 600s who backs up to the woods emailed about the encroachment of weeds. J. Burleson and a member of the ACC took a look at this area together. It was agreed a brush hog is needed to come through that area and the tree service will need to be contacted to trim trees in the area.

g. Publicity – M. Kelly

- i. The summer Allen Views was printed and mailed. Please be thinking about the fall edition of the Allen Views and send ideas to Meg.

8. Manager's Report – J. Davis

- a. Resale certificates were prepared for 956, 803, 946, and 740 Allenvue Drive and 2114 Foxfire Drive.
- b. The 946-960 Allenvue building voted to have Titan do the roof replacement. Homeowners have received contracts to sign and return to Titan. Once all contracts are received by Titan, the work will be scheduled and should take about two days to complete.
- c. 546 Allenvue called in reference to the note in the Allen Views about trees and shrubs being assessed for removal. The homeowner has four shrubs she would like removed at the side of her home. The board stated those are her responsibility and what was noted in the Allen Views refers to trees and shrubs on common property. The homeowner must maintain the shrubs or submit a request to remove and/or replace them.

9. Meeting Adjourned: G. DiStefano motions to adjourn the meeting, G. Bowden seconds, motion passes with all in favor. Meeting adjourned at 8:37 PM on June 26, 2018.

Next Meeting: July 24, 2018 at 6:30 PM in the Martin Conference Room at Messiah Village

Submitted by: J. Davis