

ALLENVIEW HOMEOWNERS
Board of Directors' Meeting
 Tuesday, April 26, 2022 at 6:30 PM
 Daybreak Church

Board Member	Term	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.
John Burleson	2023	X	X									
Lora Bueno	2023	X	X									
Marie Yagel	2023	X	X									
Alexandria Bowling	2024	X	X									
Lita Godoy	2024	A	X									
Emily Hansen	2024	X	X									
Jacob Fogarty	2025	X	A									
Sherry Lerch	2025	X	X									
Bryan Simmons	2025	X	X									

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

Also in attendance: Joann Davis, administrative manager and Meg Kelly, pool manager

- 1. Call to order:** Meeting called to order by B. Simmons at 6:35 PM.
- 2. Homeowner concerns:** none
- 3. Pool Manager Report – M. Kelly**
 - a. Everything is set up to get started. The pool is being filled May 2nd.
 - b. E. Davis will be taking care of making the pool steps more slip-resistant.
 - c. M. Kelly will be purchasing another first aid kit for the pool. A. Bowling suggested having the monitors document when something from the first aid kit is used.
 - d. Adirondack chairs for children were purchased.
 - e. J. Burleson was in touch with Suez about getting the water turned back on.
- 4. Approval of minutes from the March 2022 meeting:** Motion to approve the minutes by M. Yagel, A. Bowling seconds, motion passes with all in favor.
- 5. President's Report – B. Simmons**
 - a. The Township is doing roadway improvements on Hertzler Road this spring. In order to carry out the roadway improvements, the Township needed to acquire additional Right-of-Way from the HOA. They sent a formal request letter with information and a Right-of-Way agreement. The agreement was signed by J. Davis at the Township building, where they notarized it.
 - b. The island near the entrance by Mt. Allen Drive was damaged when large vehicles cut through on their way to Autumn Chase. The Township reached out to McNaughton Homes and requested their employees and contractors use Hertzler Road. JVH came out and repaired damage to grass outside of 300 Allenview. They are also going to replace a damaged shrub in the island. Their subcontractor is responsible for the curbing damage and that will be replaced.
 - c. The number of signatures needed to file the revised governing documents has been obtained. J. Davis will meet with the attorney to get him the signature pages for filing.
- 6. Treasurer's Report – J. Burleson**
 - a. The financials were reviewed. We changed to a monthly invoicing process for dues rather than quarterly because so many homeowners are now paying monthly. The accounts continue to look healthy.

7. Committee Reports

a. Architectural Control – L. Godoy

i. ACC requests approved

- 1) An emergency request was submitted by 470 Allenvue drive for hand railings to be placed on the stoop, which will aid the homeowner experiencing health issues. This request was approved.
- 2) An emergency request was submitted by 309 Allenvue for a leaning tree to be removed. This request was approved.
- 3) An emergency request was submitted by 2110 Foxfire Drive to remove two trees, a pine in the front and a maple in the back, before they caused any damage. This request was approved.
- 4) An exact replacement request was submitted by 2110 Foxfire Drive to replace their front bow window. This request was approved.
- 5) An emergency request was submitted by 2306 Foxfire Circle for a shrub replacement, tree removal, and shrub removal. This request was approved.
- 6) An emergency request was submitted by 807 Allenvue to install ramps that are necessary for a medical condition. This request was approved with the understanding should the ramps no longer be needed they would be removed.

ii. ACC requests needing to be approved

- 1) 900 Allenvue submitted a request for a roof replacement. The committee recommends approval. L. Godoy motions to approve, M. Yagel seconds, motion passes with all in favor.
- 2) 320 Wister Circle submitted a request to remove a sweet gum tree in their back yard. The committee recommends approval. L. Godoy motions to approve, M. Yagel seconds, motion passes with all in favor.

iii. Other

- 1) 718 Allenvue previously submitted a request for a new deck, which was approved. The homeowner reached out to notify ACC of a contractor change, but it will not change the plans so the approval still stands.
- 2) Letters were sent to homeowners in the townhome area who did not have their trash and/or recycling containers stored properly. A complaint was received about a single-family home that has been leaving their cans at the front. ACC will follow-up on that complaint.

b. Recreation – E. Hansen and L. Bueno

- i. E. Hansen and L. Bueno will be away during the pool opening. E. Hansen will check with the committee members to see if they would be willing to run the event.
- ii. The yard sale was held on Saturday, April 23rd. An event was placed on Facebook along with postings, ads were placed in Craigslist, YardSaleSearch.com, PennLive.com, and The Savings Guide. There was discussion about alternative methods of notifying homeowners about the yard sale as not everyone is on Facebook.

c. Nominating – A. Bowling

- i. A. Bowling will talk with people about getting involved with the Board.

d. Audit – no report

e. Budget – no report

f. Maintenance – B. Simmons

- i. The handyman installed underground drain pipes at 630, 632, 616, and 760 to help promote better drainage and to alleviate puddling in the areas. The grass areas were seeded and blocked off. Homeowners were asked to water the seeded areas.

- ii. A townhome owner reached out about grass in the front yard that is bare and in need of seeding. E. Davis will put soil and seed down, then block the area off. The homeowner will be asked to water.
 - iii. A contract was not signed with Four Season. There was no price increase. J. Burleson feels there has been a deterioration in service provided as well as communication from the company. The maintenance committee is not satisfied and is going to be keeping an eye on things this season to see how to proceed in the future. E. Hansen asked about looking into other companies now. The committee does still have information from other companies when bids were previously sought. Please continue to share homeowner concerns and the maintenance committee will continue to address issues with Four Season.
 - iv. There were several complaints about the late start with mowing.
 - v. There was a complaint about weeds. The fertilizer and crab grass preventer were already done. The next round of treatment will be the weed and feed.
 - vi. Mulch was delivered early for townhomes to use in their front and side yards. Piles are being replenished as needed.
 - vii. Good's has been working on the bigger trees throughout the neighborhood. B. Simmons will ask about replacement ideas for the trees that were removed in the park area.
 - viii. The painter is starting to paint. There is a supply chain issue with paint. The painter is starting with light poles first.
 - ix. B. Simmons will be in touch with Parvin about paving that is scheduled.
 - x. The concrete is on hold while the contractor waits for equipment to be repaired.
- g. Publicity – S. Lerch
 - i. The spring edition of the newsletter was printed and mailed out.
 - ii. Send any information to S. Lerch for a summer newsletter.
- h. Pool – J. Burleson
 - i. The committee met prior to the board meeting. The pool manager was also in attendance.
 - ii. There is a shortage of pool monitors. There are some people M. Kelly will be reaching out to.
 - iii. M. Yagel will be finalizing forms needed for the pool and sending those to J. Davis for printing.

8. Manager's Report – J. Davis

- a. A resale certificate was done for 303 Allenvue Drive.
- b. Homeowners in a building were sent a blind-copied email to notify them of roof proposals received by a contractor replacing a roof in their building. One of the homeowners expressed concerns regarding the email. The Board discussed the concern.
- c. A homeowner emailed expressing concerns about bird feeders in the townhomes. The Board discussed the concern.
- d. A homeowner emailed to complain about a barking dog left out during the day for an extended period of time. The Board stated it is a Township issue.
- e. A resident would like to hold a bake sale to raise funds in support of Ukraine. As an individual, the person may do so. It is not something the HOA would be involved with.
- f. A complaint was made about a resident's use of bricks around a tree for landscaping because it doesn't meet what has been approved in the past for border. The ACC took a look at the area and the house looks as it did when it sold as shown in the real estate listing still available online. The ACC did not see any reason for concern.

9. Meeting Adjourned: J. Burleson motions to adjourn the meeting and enter into executive session to discuss legal matters, M. Yagel seconds, motion passes with all in favor. Meeting adjourned at 7:54 PM on April 26, 2022.

Next Meeting: May 24, 2022 at 6:30 PM, Daybreak Church