

WALDEN NEIGHBORHOOD ASSOCIATION

C/O Esquire Association Management
480 New Holland Ave. Suite 8204
Lancaster, PA 17602

Walden Neighborhood Association
Board of Directors Meeting Minutes
Thursday, October 26, 2017

Board Members Present:

Michael Nerozzi – President (Townhomes)
Lisa Kalbaugh-Sheranko – Treasurer (Crossroads)
Kimberly Shearer – Secretary (Other)
Maria Russoli – Member at Large (Crossroads)
Renee Mattei Myers – Member at Large (Singles)
Amy E. Smith – Member at Large (Townhomes)
Megan Crompton – Vice President (Townhomes)

1. Call to Order and Acceptance of Agenda @ 5:28PM
2. Member Comments
 - a. Tom – 52 Tavern House Hill- behind my house is the shortest alley – which serves four houses and is very narrow. Couple years ago, a speed limit sign was placed behind my house and I'm tired of cutting around it – I would like for you to remove it.
 - i. The Board agreed to review this signs location and see if it can be removed.
 - b. Mark – 616 Line Road – is there an update on the sink hole repair?
 - i. There was no Charter representation at the meeting to speak on this.
 - c. Steve – wanted to bring up Walden Hall rental – never intended for it to have the \$300 fee – as Community has grown it may be time to re-visit this rental agreement for Walden Hall. I would suggest no fee for Walden residents to reserve the hall. As long as it is limited to Walden Resident- If people invite outsiders then a fee. In addition, no commercial usage should remain in effect.
 - d. Sue – 637 Line Road – concerned about street lights – we do not have standard – regular street lights - with it daylight savings now, it is getting darker – and when you have homes with no lights on – it is very dark.
 - i. Mike advised that if people choose not to keep them on – it's a choice. Not something the Walden NA can mandate – but we can ask as a courtesy. EAM will send out an email.
 - e. Joe Demuro – Would like to discuss the Walden Hall calendar. The current calendar on-line is insufficient because no one can use or access it.
 - i. Megan advised that the Hall has been opened for a year – we were not aware of what the usage would be at that time, however, the Board will review this.
 - f. Ed – several posts about speeding in the development. I don't think changing the speed limit will make a difference. If there is a real concern for this – maybe something like the crosswalks in Wegmans shopping lot. Speed bumps have been proven to work.
 - i. Kim Shearer – we have talked about speeding and speed bumps. However, they were not in original plans from Charter. Mike commented that we are not aware of the cost for this – but the Board is going to continue to try the speed reduction measure first.
 - g. Keith – 63 Hoke Farm Way – if there is an issue presented to you that creates a monetary expense for the HOA how do you make that decision? How do you solicit feedback from the

larger Community? Why is HOA putting themselves between owner and tenant rental form that was brought up for review? I don't support this rental form.

- i. Mike – yes, anyone can present an issue to Amy – at this time those decisions are tasked to the Board – we submit for several quotes and then decide what the best option is for the Walden NA and move forward – if the budget allows. Renee added this is never a one meeting process – usually takes a few meetings to make these determinations. Renee advised no decisions are made based on one person's request. Mike advised the rental form is something the Board is still working on – nothing has been set at this time. However, the Board will seek Member input during this process.
- ii. Megan advised that the purpose of the form is to get a better tracking of the rentals in the Neighborhood.
- h. Steve Douglas – here about the path walkway – since the last meeting there has been an attempt at remediation – path was installed correctly from the beginning. Macadam pad – dictates what type of product you can put on – the adhesive that was used was not spread side to side - design flaw from the get go. Stone was covered over it. Thinking they have tried a stream roller and maybe additional adhesive – there are still bare patches. No stone – dirt on top – so uneven pathway. The adhesive didn't go boarder to boarder – macadam is coming through. Snow removal will also ruin this area. In addition, the Board shouldn't sugar coat emails – geographical anomaly is a sink hole.
 - i. Mike – we often get looked at as the liaison between Members and Charter. Some of this is Charter responsibility – and we are just the messengers.
- i. Dave – I don't agree with my fellow Neighbors about the landlord form. I own multiple units, and this is standard. I think this is appropriate.
- j. Joan Foley – What is Charter responsible for? Bushes growing over slide.
 - i. Mike advised – any part of the Neighborhood that is not complete. EAM will have Davis look at this.

3. Approval/Discussion of Meeting Minutes

- a. Board of Directors Meeting – September 28, 2017

4. Management Report –

- a. Charter has signed off on the parking enforcement allowing the WNA to govern all streets. There is currently no rule prohibiting parking the right way – we recommend another information blast to the Members making them aware.
- b. We did relay to Charter the issues with the ADA Ramps – we just need to identify those specific ramps.
- c. Tree replacements will take place 2nd week of November.
- d. Speed sign number replacement – soon as you peel off the 2 and replace it with the 1 – you can see the number 2. We stopped the process. The Board agreed that changing the speed limit sign is not really going to solve the speeding problem. We have some neighborhoods with speed tables. Purchasing or installing the solar powered signs that advertise your speed. Lisa suggested that it wouldn't hurt to price out these options to keep the information on hand. Portable signs that could be moved around – which also announce the speed. EAM has considered purchasing one of these and renting the use out to Neighborhoods.

5. Unfinished Business

- a. Intersection of Stone Barn/Tavern House Hill – Board to meet with Engineer
- b. Repair ADA Ramps – Continue to work with Charter on these ramps
- c. Speed Limit Update – Board has stopped the sticker replacement for now. EAM will send out an email – with the revised resolution which keeps the speed limit at 25.

6. New Business

a. Walden Hall Use/Calendar

- i. Right now, if a unit owner rents the hall they may do so and use the hall exclusively for the event for that day. Separate from any privately paid reservations from Members, the hall is open daily for any Member routine use. Understanding that it is not to their exclusion, other Members are also welcome to come into the hall. It has come up that some residents would like for some of those events to be exclusive and be labeled on the calendar. A single resident needs to be responsible for the hall if that is the case— and we would then reserve it like we would for a private group, but they are absolved of the fee.

What would be the guild line for how far in advance the members could reserve the hall?

Lisa suggested that there are several groups that host events – maybe they just need or want to have a calendar which would allow them to see who is using the hall. As it stands, if a group of Waldeners want to have an event – they can request through EAM to have the event put on the calendar – and one resident will be responsible. With the understanding, that other members can still use the hall on that day/time. Events can be booked out 30 days with no more than 2 events in a 30-day period.

7. Adjournment - 7:05