

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes April 28, 2016

In Attendance: Greg Hodecker, Kimberly Shearer, Joshua Smith, Casi Babinchak, Janine Lettiere, Megan Crompton, and Jennifer Todd. Amy Mason of Esquire Association Management were also in attendance.

1. **Call to Order** – Greg Hodecker called the meeting to order at 5:00 pm.
2. **Member Comments:**
 - a. **Dave Sheranko** – Wanted to discuss letter regarding signs – provided criminal statistics about the benefits of having security signs posted in front of your house. Would like Board to amend declaration allowing security signs. Would also like interior units to be able to put security signs in common spaces.
 - b. **Kim Distenfield** – Sign identifies house number. Was also told no basketball hoop – they make neighborhood look trashy.
 - c. **Gina** – Shared her feelings about basketball hoops – she was told no basketball hoops when she moved into Walden. Houses are too close together for the hoops.
 - d. **Cheryl** – Wanted to know what prompted the signage letters to be sent to the Neighborhood.

Greg advised member that the Management Company is directed to correct deficiencies. The NACC & NACB will work to establish some sort of protocol to allow these signs. Historically signs have been allowed in the Neighborhood in addition, basketball hoops have also.

- e. **Sandy** – Usually puts up wind chimes. Wanted to know if that is ok.
 - f. **Karen Storm** – Just interested in seeing outcome of signage
 - g. **Victor** – Use to be on NACB – at that time signs were not an issue. Originally there was a regulation prohibiting wreaths on the door.
 - h. **Lincoln Harris** – Wanted to express concerns over the signage issue. Wanted to point out that there are other items in the declaration that needs to be addressed. (Grills, anything that holds water, ground lightening, hanging things off houses). It's ridiculous to tell people not to put signs in their yards. Previous Boards choose not to enforce this provision. A subcommittee should be created to make list of changes to declaration – so they can all be made at one time.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from March 24, 2016 were approved.
 4. **Management Report** – Amy submitted the management report.
 5. **Unfinished Business**
 - a. **Selection of members to NACB** - Megan Crompton was nominated and agreed to work on the NACB.
 - b. **117 Putnam – Window Update** – Board was advised that all attempts have been made to understand this issue – at this time we have no solutions.
 - c. **Sidewalks (Testing)** – ESQ advised the Board that after speaking with an Engineer from TSI – they indicated that another test could cost anywhere from \$1,000 - \$1,500. They

indicated that salt would not impact the sidewalk like that. Whoever poured the concrete – used a bad mix. Board would like to see if the Testing Company would be willing to put a letter together indicating that the sidewalk corrosion was not caused by salt. Greg authorized \$200.00 spending limit on this letter. The Board will make a determination at the next meeting to see if they should draft a letter to Charter regarding the sidewalks.

- d. Water Issue update with Compleat – ESQ advised the Board that Compleat has not finished. Greg advised ESQ to get Compleat to get the job completed – this is not fair to the members.
- e. Parking Signs – ESQ advised Board that the original quote with Fastsigns was for 70 signs with no specific direction as to where the signs would be placed in the Neighborhood. ESQ met with Fastsigns at the Neighborhood – at that time we determined that potentially we need another 100 signs. Board directed ESQ to go back and meet with vendor – starting with a new site map. This may turn into a 2-year project – if we really need to order more signs.
- f. Beauty Strips – Davis issues a quote for the Beauty Strips. The Board made a motion and it was approved to move forward with the Davis quote for Beauty Strips. Greg also requested that we secure a quote from Davis for watering the beauty strips.

6. New Business

- a. Crumbled brick issues for homeowners on Putnam – EAM to secure quotes on repairing damage.
- b. Can townhomes purchase lawn mowers and cut their own grass? Board advised No.
- c. Alley swinging signs on Putnam and Rutledge – Issues will be forwarded to Charter for review.
- d. Townhouse dead bushes and lawn re-seeding (common areas) - Board advised to replace
- e. Walden Irrigation System – Board advised no, we do not need at this time.
- f. Motion lights and surveillance cameras in gym – Board advised to make note and when there is a need for any electrical work again at gym this item will be reviewed them.
- g. Crushed gravel in park – Board asked that ESQ secure quotes. Kim will forward information on a Company her parents have used.
- h. Portable basketball hoops – Basketball hoops have been approved in the past and will continue to be approved.
- i. Signs – Section 6.4.5 – Motion made to eblast Neighborhood that the Board is putting this issue on hiatus – and will secure a legal opinion before taking any additional steps. There will be no enforcement on signs until then.
- j. Walden Hall & Pool – Get an update on Vector status. Committee should work on establishing pool rules, budget, and interim assessment. Charter will be providing some lounge chairs and tables. Need to figure out artwork for the walls. Possibly solicit artwork from the schools. The idea of talking with Pure Gallery about providing artwork was also mentioned. Megan asked if there will be a bike rack? Greg asked that ESQ bring the pool budget to the next meeting.

7. Adjournment – As there was no other business, the meeting was adjourned.