

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
January 24, 2019

1. Call to Order and Acceptance of Agenda @ 5:31 PM
2. Member Emails – There are 7 emails – please see attached.
 - a. Solar Lights at Mailbox Stations
 - i. Board thought this might be a good idea and EAM will investigate this further.
 - b. What does my HOA fee pay for? Who at EAM is responsible for making sure that contracted work is complete satisfactorily?
 - i. Common area maintenance in the Neighborhood.
 - c. Member would like clarification of the snow removal process
 - i. Member commented that she doesn't understand what/where the common areas are. Also wanted to note that school bus stops were not shoveled. Meadow Creek and Tavern House Hill did not get shoveled last time.
 - d. Increased Rental Units
 - i. Member submitted an email suggesting that the Walden NA put a cap on rental properties. The Board advised that they have already acted on this back in May 2018 with the implementation of rental guidelines. The Board advised, if individual residents want to attempt to get 2/3 of the Membership signature to amend the current documents, the Board would be open to making a change to the current documents putting a cap on rental units in the Neighborhood.
 - e. Silver Spring Township Draft Comprehensive Plan
 - i. Ryan has a call in to the Township and will be in touch once he has an update.
 - f. Parking on sidewalks
 - i. Member received a violation for parking his truck partly on the sidewalk. The back part of his truck overhangs the sidewalks.
 1. After some deliberation, it was decided that this would not be a violation.
 - g. Additional signage
 - i. Installing additional stop signs at Walden/Bryant – request was made to make this a 4-way stop sign.
 1. Board advised that maybe down the road once the Neighborhood is finished and then we can do a comprehensive study at that time. But to continue reviewing this on a case by case basis is too costly for the Walden NA.
3. Approval/Discussion of Meeting Minutes - approved as submitted
 - a. Board of Directors Meeting – October 25, 2018
4. Management Report
 - a. Board advised that they are pleased with the way the violation/inspection process is going.
5. Unfinished Business
6. New Business

- a. Clarification of Walden NA Snow Policy
 - i. The issues to be clarified are as follows:
 - 1. Is it a flat rule that the vendor automatically clears at 3 inches or is this still reviewed on a case by case basis?
 - 2. In the event the Walden NA does not provide snow service – what about the common areas, (Sidewalks, mailbox stations)
 - 3. If the Walden NA does not provide service, does the Walden NA have the expectation for the Membership to clear their sidewalks.
 - 4. Townhome sidewalk clearing – are they responsible for clearing the snow when it is under 3 inches?
 - 5. Crossroads Section – the snow gets plowed up against the curb which causes large piles of snow. Making it challenging for people who park on the street to access the business safely. Does the Association want to provide a higher level of service in this area?
 - a. The Board unanimously agreed that the current 3-inch threshold is appropriate, but it will still be at the Boards/Snow Czars discretion. The common area sidewalks, but not the common area walking paths and mail clusters will be addressed no matter how much snow falls, again at the Snow Czars discretion. Single Family Homeowners are always responsible for clearing the snow around their home.
 - b. It was a consensus by the Walden NA Board that the townhome sidewalks are part of the common areas and will be cleared. Members will not be expected to shovel these areas.
 - c. The Board unanimously agreed that the snow mounds are the Crossroad section are the responsibility of the Landlord not the Walden NA.
- b. Solar Lights at the Mailbox stations
 - i. EAM will provide quotes for these lights at the February meeting.
- c. Review current parking resolution
 - i. After much discussion, the Board agreed to leave the policy as is for Member who park on their parking pads. Parking on your pad is acceptable if all 4 wheels are on that pad. There can be no part of the vehicle on the alley/street.
- d. Waldeners Cook Launch
 - i. Board reviewed this request and motion was made to accept request

7. Adjournment @ 6:58 PM

Member Email #1

Wondering if I need to submit this idea officially to the board: installing solar cell lights at the mail drop islands. It would be easy to do setting up the lights cells and the lights would add a measure of safety at the mail drops.

Member Email #2

Also, I'm requesting this issue be brought up at the next board meeting. What does my HOA fee pay for? Who at Esquire management is responsible for making sure that contracted work is completed and completed satisfactorily?

Member Email # 3 sent 1/20/2019 after this last event

What my questions are:

1. When it snowed on Sunday (it wasn't over 3 inches) why did it take Davis until Tuesday to clean some of the common areas. The only area that they cleared was around Terra Park.
2. What are the snow removal rules for the common areas? I don't know if this had been stated before - you only talk about single family homes and townhouses. I'm questioning this because of the mailboxes and the school bus stops.

Member Email # 4

I'm growing increasingly concerned about the number of rental properties in Walden. I just heard another single may go up for rental. I think the total number should be "capped" at a certain percentage - say 5%.

Can you provide (or direct me to) the actual number of rental units in our neighborhood, both single and townhomes? An inappropriate high number of rentals WILL destroy the character of Walden.

I brought this up to the board over a year ago and felt it was passed over without due consideration. I understand it would require a change to the bi-laws and a vote by the majority of homeowners. But if enough owners are as concerned as I am, it should be pursued.

Please get back to me on my request, and place this concern on the next board meeting agenda.

Member Email #5

Amy--A question for the Board for their next meeting...

Silver Spring Township has released a draft of the comprehensive land use plan for comment. Many of the proposals directly impact the Walden neighborhood; Walden is directly cited in the plan a number of times. In particular, a number of the proposals impact Walden, in that they deal with creating greater access through Walden from adjacent neighborhoods and the expanded Paul Waters Park. Given that the Walden roads are privately owned and the increased traffic on them from this access will accelerate the need for maintenance and repairs--paid for by Walden residents and not Silver Spring Township tax revenues--as well as increase traffic on our privately-owned roads, does the BoD intend to provide comments on behalf of the community? I will note that there is a specified comment period which has been open since the plan was released in Oct 2018, so if there are to be comments they will need to be provided expeditiously.

Member Email #6

I'm aware of the code within this resolution, I read it. Under # 3 subsection L it states "parking on sidewalks, curbs or in front of mailboxes." My truck is parked in my driveway, the length of the driveway or the size of the garage are left out of the wording of this document, nor does it explicitly make reference to parts of a vehicle "hanging over a sidewalk." My tires are on my driveway. Subsection "a" under #3 under the resolution refers to "commercial vehicle restrictions" the parking of my vehicle in my driveway does not fall under any of the restrictions in this resolution. Therefore subsections L and A do not address this situation.

Simple question to you or the association attorney would be; can I park my truck in my driveway, yes or no?

Next question; If I can't park my truck in my driveway will the association have my truck towed from my property, yes or no?

Last question; If the above question answer is yes, is the association prepared to pay for my towing expenses and any damages or provide explicit evidence in the resolution that proves my truck is parked "illegally" in addition to that provide case precedence under PA law to prove this is a legal action of the association given the ambiguous nature of the resolution or the PA Vehicle code 3533?

As I stated before, I normally park on the street, however once in a while I park in my driveway. The bed of my truck does hang over the sidewalk. This does not prohibit pedestrians who are walking on the sidewalk from simply walking around the bed of my truck. There is still some sidewalk available to avoid running into my truck.

Member Email # 7

I would like to submit a question for the next HOA meeting. I was wondering if the HOA could look into also installing additional stops at intersection of Walden and Bryant and turn this into a 4 way stop? That is currently a high traffic area combined with the parked cars by the shops which makes it difficult to see pedestrian traffic. My family walks this route every morning and evening to go to Tender Years and notice cars drive quite quickly as they accelerate into and out of the neighborhood.