

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, July 27, 2017

1. Call to Order and Acceptance of Agenda @ 5:30 PM by Mike Nerozzi

2. Member Comments
 1. Patrick – 44 Tavern House Hill – Hear to listen about parking outcome. Talked to people in SSP – they felt it would be approved as long as Charter performed any necessary work to get it. Seems as though the roads on Walden Way have different parking regulations than the rest of Walden. If the Neighborhood must follow a certain set of rules why are they not enforced in the Crossroad section?
 - a. Greg Hodecker advised that the plan that was presented to SSP had to be honored from a developer perspective but the Board now has the authority to make any changes they deem for the Crossroad section.
 2. Gina Parades – I have been to the pool 3 times this year and each time there was a resident here having a party with 15 people who don't live here.
 - a. Mike Nerozzi – Unfortunately, the pool is a little like the wild west right now – we are trying to monitor all situations and follow-up accordingly.
 3. 46 Tavern House – I really do think Gina has a valid point – periodically performing an audit of the pool. Just a couple times to catch offenders and get the word out. Related to the parking – I had concerns about parking – I contacted appraisers – unfortunately I couldn't get on the house value. I did send Amy and Mike a series of 6 other areas in the Neighborhood for those areas to be looked at also for the traffic study. I would want all areas to be evaluated, not just mine.
 4. Marie – 501 Shaw St – here to observe – was out walking at 9:20 on a Tuesday – an observed underaged child at the pool screaming.
 5. Rich – 112 Courtland Alley – came for the trees between Cortland and the daycare – 2 years ago they were removed. One of the reasons I moved here is because of the landscaping. The other reason I am here is because of the park. I also moved here for the amenities of the park. The balance beam at the park fell apart. Those have gone away. I'd like them to be replaced.
 - a. The board has agreed to replace the trees and restore the beams at the park.
 6. Jeff – 529 Shaw St. – Would offer to do some research to do possibly post some bulletin boards that could be mounted at Walden Hall. Providing another communication tool for Members.
 - A. Kim Shearer – in my experience people don't read things – thinking more like a Newsletter type communication with some reminders for the Neighborhood, would be more ideal.
 7. Dave Sheranko – 135 Putnam Way – just wanted to see if there had been opportunity to discuss the bike rack in the Crossroads – would ask that the Board consider a frame style rack. Set backs and improving intersection visibility – it might be a good idea to uniform that you can't park 50 feet in front of an intersection.
 - a. The Board has agreed to purchase this bike rack.
 8. Patricia – Stonebarn Road – Shared a pool story of unsupervised children hanging out at the pool. What should we do or who should we report this to. I feel we need a system or consequences.
 - a. Mike Nerozzi – this is an item the Board is working on.

- b. Greg Hodecker – thank you for bringing it to the Boards attention – it is a significant issue. I think the minutes need to clearly reflect this concern. Short of employing an oversight or policing – which is going to cost the Walden NA money – I don't see any other option that to hire someone to sit here while the pool is open.
 9. Ray King – 23 Stonebarn Road – We've continued to have issues with traffic and speeding. We saw someone doing about 50mph flying down Tavern House Hill. Also continued to see folks parking in from of the mailboxes.
 10. Al – Folsom Alley – some of the areas are turning into rental homes – do we enforce overgrown weeds and do we monitor rental homes in the Neighborhood? Would also like Folsom Alley to be one way.
 - a. The Board is aware of the rental homes in Walden. Always reviewing the issue. The Board will not be considering changing Folsom Alley or any other Alley into a one-way street, at this time.
 11. Ed – 167 Walden Way – just came to observe – pool is a wild wild west.
 12. 155 Walden Way – here to represent Waldeners tonight. Can we request to host Walden socials here in Walden Hall since we never did a picnic. The Board would need to approve the reservation – 9/22 & 9/27 5:30 -9:00. Asking in advance to promote to get the members excited.
 - a. Mike Nerozzi – Board is ok with this.
 13. Chris Seaman – just following up on parking rules.
 14. Chavon – 510 Old Farm Lane – I wanted to offer yoga class and I'd like to host it in Walden Hall during the winter months.
 - a. Mike Nerozzi – if its only residents and open to all Walden residents and its free – with no financial gain.
3. Approval/Discussion of Meeting Minutes
 - a. Board of Directors Meeting – May 25, 2017
4. Management Report – EAM presented management report.
5. Unfinished Business
 - a. Sidewalk Damage – Closed matter.
 - b. Intersection of Stone Barn/Tavern House Hill – Motion made to engage with Traffic Planning and Design to review the troubled intersections. Not to exceed \$750.00
 - c. Speed Limit Reduction – There are 11 signs @ \$30 each. Motion made to modify the speed limit from 25 to 15. Send note to Greg Hodecker about future signs.
 - d. Field of Wildflowers – Members have asked that we remove the wildflower situation all together and just plant grass. Get a quote to plant grass in the wildflower area. Should be set up so seeding happens in September – in the meantime – Amy will instruct Davis to mow the area.
 - e. Terra Park – ADA Compliant – Davis Quote – PAGE 6 – Attorney Carter indicated that he feels it needs to be ADA compliant -but suggest the Walden NA engage with an engineer to complete a study. Board asked that EAM go back to Attorney Carter for an actual legal opinion on this matter. Indicating if the park is ADA compliant.
6. New Business

- a. Parking in front of and immediately adjacent to the ADA curb ramps – New towing protocols will take care of these cars illegally parked.
- b. Lock down protocol for closing the pool – Walden Hall – When we had the situation with the pool being closed – a member requested that we find a way to not lock down Walden Hall. The Board has opted not to take any action to change the locks now. Pool gets shut down so does Walden Hall.
- c. Donation of gym equipment – Board agreed to accept the equipment donation for the gym.
- d. Rental Units in Walden – Member has requested that the Board review the current documents to set a cap on the number of rental units in Walden. After much discussion the Board, prefers to focus on enforcing as opposed to trying to change the documents to limit rentals. Focus on an overall weekly inspection while zoning in with greater detail on smaller sections of the Neighborhood.
- e. Walden Care Program Proposal –(Lisa) Member would like the Board to sanction a small committee of Walden residents to support a quarterly project that benefits a local organization and/or charity. Motion made to approve Walden Cares Committee as an official sanction of Walden NA.
- f. Hedge/Shrub Townhome trimming – Amy made a motion that all town home units be treated uniformly – no one has the option to opt out. Mike Nerozzi second the motion. – Motion carried with one opposition from Greg Hodecker.
- g. Horses – Terra Park – Do not allow horses in Walden on the streets or the public areas or Terra Park.
- h. Trees – Dead Trees – Terra Park – Davis Quote – The Board would like EAM to remove the warranty trees out – solicit bids from Davis, EAM, ERB. Also secure an opinion on what a tree fertilization program should or could be for the Neighborhood.
- i. Changing Table in Walden Hall – family bathroom – Motion made to install changing table in the male and female bathroom. Not to exceed \$1,000 and installing sanitary napkin cans in the woman’s bathroom.
- j. Members parking in front of Businesses on Walden Way – Business Owners have expressed frustration with some of the Walden NA members parking in front of their businesses daily. Motion made to go back to 3 hours parking – painted on all parking lots. Casi will approve work to be done.

7. Adjournment