

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes June 23, 2016

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

1. **Call to Order** – Greg Hodecker called the meeting to order at 5:20 pm.
2. **Member Comments:**
 - a. Denise Sheppard – Shared concerns regarding the landscaper. Shared some concerns about the snow removal policy. Commented on the various dogs barking in the neighborhood.
 - b. Cheryl – Inquired about the Boards outcome on the signage issue.
 - Greg Hodecker advised that the Board has opted not to take any further steps on this issue for now.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from May, 2016 were approved.
4. **Management Report** – Amy submitted the management report. EAM is still working on securing quotes for the line painting work, masonry project, and concrete vendors. EAM worked with Charter to get Walden Hall turned over to the HOA. Continue to work on landscaping issues within the Neighborhood.
5. **Unfinished Business**
 - a. **Lawn Seeding/Bush Replacement/Water Services/Pesticide Spraying** – EAM advised the Board that many single family homeowners were unhappy about having their homes treated with the pesticide spray. In addition, EAM advised the Board that some TH owners are blocking access for the landscapers in their backyard. The Board advised to notify these owners that this is not acceptable and they could be subjected to a \$50.00 fine. In addition, the Association takes care of spraying all trees in Neighborhood.
 - b. **Signs – Section 6.4.5** – Attorney Austin advised the declaration wording would hold up to scrutiny, if it were to be challenged in court. At this time the Board has made a motion to take no action on sign prohibition other than no signs can be placed on any common areas.
 - c. **Pool Budget/Rules/Final Walk-through/Various items (Pool vacuum, lawn chairs, TV)** – EAM advised the Board that we need to order a pool vacuum immediately. The cost for the vacuum is \$2,250.00 – Motion was made and passed to make this purchase. EAM inquired about making some additional items for Walden Hall/Pool:
 - a. Chairs – Board advised to wait a month to see what the pool activity is before purchasing.

- b. TV – Dr. Srinu Kuduru from the Board offered to donate his 55' TV to Walden Hall. Motion was made and passed that EAM would coordinate accepting this TV and get it installed at Walden Hall.
- c. Walden Hall Walk Through – Meagan Crompton and Kim Shearer will complete the final walk through with EAM and Charter. EAM will coordinate this with Charter.
- d. Pool – EAM advised the Board that the Pool set-up did not come with an automatic control unit everything with the pool is manual – In lieu of the pool automatically adjusting the chlorine levels – Aqua Specialist performs this adjusting. Board advised we will leave it manual for now but asked that EAM look into the costs of changing the system.
- e. Walden Hall – Board advised that Walden Hall will be open to members every day - however, please delay access to the Hall until the cameras have gone up.
- f. Question was asked about Commercial Tenants – Do we allow them access to pool? Board advised – that ever owner is entitled access. Leaseholders would be allowed to use the pool and bring 2 people.
- d. **Mulching update with Davis** - EAM went back to Davis to ask for a discount for the mulching this season since it occurred so late in the season. Davis advised that they will not be willing to offer a discount for the late mulching. The Board has required that any signed contracts going forward include a penalty for work not completed on time. 15% of the job or \$200/day, whichever is greater.
- e. **WNA distributing emails to Neighborhood** – Casi will present something at the July 28, 2016 meeting.

6. New Business

- a. **Social Committee** – delayed until the July 28, 2016 meeting.
- b. **WaldenCares program** - delayed until the July 28, 2016 meeting.
- c. **Seeding TH rear yards** – EAM inquired about seeding Town Homes rear yards – as we have received some complaints from Members. The Board advised that the Association will not be providing seed for TH yards.
- d. **Assisting Rose @ Pure Gallery with hanging system** – Board approved for Casi to work with Rose and approve her layouts and the art selections made for Walden Hall.
- e. **Field of weeds (Rumford Way) – Garden Center** – Homeowners are expressing frustration with this area and the current look. - EAM advised that they are working with Davis on this area. The Board asked EAM to continue working with Davis on this area.
- f. **Maintenance of Lights on Folsom Alley/Putnam Way** – The Board advised that Charter is responsible for the fronts and the HOA is responsible for the rear. EAM will determine which lights specifically and will follow-up on getting them replaced.
- g. **Mulch color** – black, tan?? – Board advised the approved color is black.
- h. **Joe Esposito added some additional comments** – Unhappy with the pool special assessment. Thinks the HOA should always try to use local contractors for work in the Neighborhood. Shared his feeling about the tree lights being removed. Hopes that the HOA is going to replace them.

Greg Hodecker advised Joe that the lights were always a function of Charter. However, at this point this is something the HOA can take over.

The Board asked EAM to look into these lights – see what other options we might be able to come up with.

- i. Board advised that prior to plant replacement beginning in September – to notify the members that taking care of any plants planted in their yards is the member's responsibility. The HOA will not replace them again.
- j. EAM advised the Board that Kristie Gerson has resigned from the Board. Her new work schedule prohibits her from being able to attend the meetings. EAM advised the Board that another member has expressed an interest in helping. The Board requested that EAM follow-up with him.

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