

WALDEN NEIGHBORHOOD ASSOCIATION

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

Walden Neighborhood Association
Board of Directors Meeting
January 24, 2019

Agenda

1. Call to Order and Acceptance of Agenda
2. Member Emails – There are 7 emails – please see attached.
 - a. Solar Lights at Mailbox Stations
 - b. What does my HOA fee pay for? Who at EAM is responsible for making sure that contracted work is complete satisfactorily?
 - c. Clarification of the snow removal process
 - d. Increased Rental Units
 - e. Silver Spring Township Draft Comprehensive Plan
 - f. Parking on sidewalks
 - g. Additional signage
3. Approval/Discussion of Meeting Minutes
 - a. Board of Directors Meeting – October 25, 2018
4. Management Report
5. Unfinished Business
6. New Business
 - a. Clarification of Walden NA Snow Policy
 - b. Solar Lights at the Mailbox stations
 - c. Review current parking resolution
 - d. Waldeners Cook Launch
7. Adjournment

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.