

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
March 22, 2018

1. Call to Order and Acceptance of Agenda – 5:29pm
2. Member Emails – Mike Nerozzi advised this is the first month of the new Member format. Members will not be able to speak in an open forum – all issues/questions/concerns should be submitted one week in advance of the meeting for the Board to review.
 - a. Ryan advised we are just a pass through for the Members. We pass all Members concerns/feelings to the Board verbatim – we are not filtering anything the Members share.
 - b. Member Email #1**
 - i. EAM did send out an email asking for Member participation. We received 6 people volunteering to help.
 1. Lisa advised she agrees that she doesn't want the Community Members policing the pool. Feels we should hire external as opposed to using Members.
 2. Mike N. advised we don't have enough support from the Neighborhood – and since we have already budgeted for this and in light of the issues we have had at the pool for the last 2 years. We are going to proceed with hiring an outside person. The person who is hired is to record issues not confront issues.
 3. Sidewalks Ice Melt Product – EAM will follow-up with Davis on the quantity of salt they are using.
 4. Why vehicles are not towed – There is a difference for towing a vehicle on Member property vs. Association property. EAM will review these as an inspection issue.
 5. Limit rentals as opposed to addressing rentals that are here – this has been discussed in length – The Board stands by the current rental agreement that is in place.
 6. Trampolines are not allowed in the Neighborhood
 - c. **Member Email #2**
 - i. Mike Nerozzi advised this issue will be tabled for now – as we continue to work with the Business Owners. As of right now, there will be no trash cans placed in the park.
 - ii. The Board would not put any Member in the position of confronting other Members. The Board is just trying to keep the pool area safe and fun for everyone.
 - d. **Member Email #3**
 - i. Tree – Will be replaced in the Spring.
 - ii. Regarding parking in Ellis alley – The Board would just like to remind all Members that we have an established predatory Towing Company. The Towing Company is in Walden every single day. The Board also advised that no part of any vehicle should be parked in the alley – Member is allowed to park on their apron area only.

- iii. Amount of product being used on sidewalks - Ryan Neumyer advised that any ice melt product can cause issues. The Walden NA will continue to monitor what product Davis uses.

e. Member Email #4

- i. The Board will send out a reminder to homeowners asking to keep their lights on, but it is not a requirement.
- ii. The Board continues to stand by its current rental policy.

f. Member Email #5

- i. The Board advised that they be providing additional information at the Annual meeting in addition the Board will be meeting with the Engineer for a walk thru of all intersections in question.
- ii. All meeting agendas are published on the www.waldenneighborhood.com site.

3. Approval/Discussion of Meeting Minutes

- a. Board of Directors Meeting – February 22, 2018

4. Management Report/Violation Report – Caliber Use – Executive Session. Violations are now being recorded in real time. Board can track these violations in real time. Repairs to the gym are completed.

5. Unfinished Business

- a. Traffic Study Review/Update – Board will wait to meet with Traffic Engineer and from there will decide what direction to move forward with.
- b. Walden Swimming Pool – We received 6 volunteers to serve on the Committee – which will not be enough to cover the entire pool season. EAM will send out another email to the Membership asking for volunteers with a deadline for response by the Annual Meeting – staffing every evening and Saturday and Sundays.

6. New Business

- a. The Board made it clear that no outside space around Walden Hall is included with renting of Walden Hall.

7. Adjournment

Member Email #1

I am in strong disagreement about hiring outside monitors for the pool at the expense of all homeowners. From my own perspective I am lucky if we go to the pool more than a handful of times during the summer and I don't want to bear the expense for other peoples disrespect for property. If people are not responsible enough to maintain the cleanliness and take care of the chairs/umbrellas then I don't feel we should put them out. If people feel they need their chairs and umbrellas let them carry their own to the pool - yes it will be an inconvenience but I don't want to pay extra for the lack of concern of the minority. I don't know if it would be feasible to put up security cameras and if something happens it will be recorded on video and the party that was the cause of the damage be billed directly. If we start with pool monitors the next thing people are going to want is a lifeguard which is also going to increase our costs.

Next area of concern is the sidewalks in the neighborhood and the destruction that is caused by salt that is placed each winter. I think the salt is being used every time the walks need to be cleaned and the rate of application is much heavier than would be needed. Also, salt does not need to be applied each time the walks are cleaned. It should only ever be applied if there is a problem with ice. In a previous neighborhood that had an HOA they realized salt was not necessary most of the time and also there was a significant cost savings in not having to apply such caustic material each snowfall. The deterioration of the sidewalks this past winter is very discouraging when walking the neighborhood and for the age of our sidewalks we should not be seeing this type of damage. The cost to replace all of the damaged walk is probably greater than the cost of Davis using something that is safer on concrete.

Spring is also coming and as the HOA is trying to enforce parking guidelines - why are the parking regulations not being enforced for those who block their sidewalks when parking in front of their garages - why aren't these vehicles being towed. Is the towing company turning a blind eye on this since the cars are not in the actual street? Of note when these people are blocking their sidewalks they are often able to "not block" the sidewalk if they would pull up closer to their garage doors. More kids will be out as the weather gets warmer and if they are riding bikes/scooters they should not need to go in the street to get around the cars. I was speaking with a mother of a young child recently and she finds it frustrating when she is with her child and then are walking - she tries to teach her children not to go in the streets but she said what choice does she have when people are blocking the sidewalk. She is frustrated that her child can't even ride up and down the sidewalks.

What is the association going to do this year to enforce the upkeep of property maintenance of yards/beds. There were quite a few homes last year who didn't bother with the upkeep - the fronts of the homes the bedding areas were so overgrown with weeds, grass often not cut. These homeowners need to be required to keep up with their properties - I bought in this community where items like this are supposed to be controlled. If I didn't want this I could go live in any other neighborhood and expect to have neighbors not taking care of properties. There were gardens planted and not maintained - they became gardens of weeds. Some properties were awful - if the homeowner isn't going to maintain the property than maybe Davis should do the property maintenance and the fee passed on to the homeowner after notice is given to try to get the owner to comply. Privets or other shrubbery must be maintained to as not to extend over the sidewalks. As soon as things start their spring growth there are going to be a good number of privets that extend onto the sidewalks.

Last item for discussion is rentals - I think as a community we need to put a limit on the # of rentals that are allowed in this community. We have so many new town homes still being built and it just amazes me at the number of people that buy these as rentals. Someone who rents vs someone who owns a home in the community is not as "invested" in the community and our amenities. It's great what was just passed with the requirement for the rental properties but there really needs to be limits placed on new rentals. I know I am not the only one that feels this way as I have spoken with other homeowners that feel the same way. Too many rental properties will eventually decrease the value of our properties. Also, I happen to know for a fact that a renter was one of the people who caused some problems at the pool last summer - they don't really care - most renters are only here for a year or two.

I have lived in this community about 2 years and if the problems are not controlled as soon as possible it will only become even harder in the future to enforce the regulations or someone will become so discouraged and bring a lawsuit against the HOA for not abiding by the community guidelines.

Another item that doesn't need to be brought up for public discussion it just an opinion to pass on to the board. I have heard someone was recently contemplating a trampoline for their property. I certainly hope we don't start allowing those in the neighborhood. I have seen to many trampolines that are fine when they are first assembled - but by the second or third year the same trampoline is so run down and awful looking that they are an eyesore. Also the homeowners usually don't bother to maintain the grass/landscape around the area either - so if anyone submits a request I would hope that trampolines would not be permitted in Walden.

Thank you for passing on these concerns & topics for discussion. Hopefully you will send me feed back after the meeting or the minutes will reflect more information on discussion items brought before the board.

Member Email #2

1: there should be trash cans in the park

2: We shouldn't ask/support a committee encouraged to report other members for pool violations. If the HOA expects a pool police then it should pay for employees to serve it that capacity.

Member Email #3

1. Last year we notified Amy that a community owned tree in The Grove next to our house was dead and needed to be replaced. The reply was that "it was known and on the list".

We have noticed that many trees were replaced in the neighborhood recently, but this tree was not replaced. Is there a "second wave" that this tree is slated to be replaced or was it missed?

2. Recently we have noticed that people are parking in Ellis Alley, behind our townhome. They are parking parallel to their townhouses in the tiny ramps that provide access to their garages to the three story style townhouses. The problem is that the alley is very narrow and includes a 90 degree turn-at our driveway- as well as the buildings themselves blocking driver ability to see the blockage this causes in a timely manner. When the cars are parked across those ramps they stick out into the alley and sometimes there are cars parked on both sides of the alley! This has caused some near accidents with the school bus vans, Fed Ex trucks, trash trucks, etc. that use this alley. Sometimes the cars are left for a few hours, sometimes overnight. This is not the only alley where we have seen this parking taking place. The question is if this is not already in the rules, can it be addressed and added to our parking regulations?

3. Our final issue may have already been addressed because the damage is so widespread throughout the neighborhood, but what is going to be done about the damage to concrete, etc. that the ice melt products that Davis is using has caused?

Again, last year we notified the HOA, through Amy, about damage to our steps and sidewalk and the reply was that it was already known. Now, after this winter, our sidewalk has begun to crumble and the paint on our front door has cracked as a result of the Davis crews throwing the product onto our porch and walls. This damage happened despite our diligent efforts to remove their products from our property ASAP. We looked at the name on the product bags in their truck one day when it was parked by our house and researched their product called ComboTherm. According to the product website it is not to be used on wood, painted surfaces, or brick. It is a calcium chloride product. Sliver Spring Township, in their Winter 2018 newsletter, page 4, is recommending NOT USING calcium chloride or sodium chloride products as they are harmful to vegetation, wildlife and pets. We also noticed that the distribution rate is very high by Davis, in other words they way overuse the ice melt.

Attached is a photo of the sandwich bag amount of product that we swept off of our top step- just one step! This has happened over and over these past two years, resulting in much damage throughout Walden, not just us or our street. PLEASE ADDRESS WHAT IS GOING TO BE DONE!

Member Email #4

1. Emphasize the importance of ALL homes in Walden to turn on their post lamps for security and safety reasons. I know a resident can't be forced to turn them on, but the alternative would have been street lights which PPL would assess everyone on their electric bill. Someone did a little research and found it only costs \$2 per year, per 60w bulb to light the lamp post. Perhaps a reminder email and in blurb in the next newsletter.

2. Readdress the number of rental units in Walden. Renters do not have the same commitment to keeping the neighborhood ambiance the way it was originally intended. I understand this would require a bi-law change and has to be approved by the majority of homeowners. Perhaps grandfather all existing rentals to be included even if it exceeds a set number. For example, say there's 500 housing units; total number of rentals are capped at say 5% (25 units) and hypothetically there's already 26 units, then no more rental units would be allowed. I know other developments have something like this in place.

Member Email #5

I have the following comments and questions about the traffic study and the latest HOA Executive Board Resolution governing the Open Forum for Board meetings:

Traffic Study Implementation Generally

- I have attempted to read the study, but it is quite dense and not easily interpreted by layman such as me. I think it would be helpful if the Board would delay taking action on such a potentially sweeping, neighborhood-wide issue without discussing it with the neighborhood or at least providing some sort of explanation. I would recommend that the Board make a presentation on the proposed changes at the Annual Meeting. That way the entire Association can understand and be made aware of what has been studied and what is being proposed. Most people in the Association has repeatedly mentioned that they do not have the ability to attend the monthly board meetings, but many people do make the effort to attend the Annual Meeting. For the sake of transparency and education, I therefore request that the Board hold off taking any actions until the April Board meeting to allow for a presentation at the Annual Meeting.
- What notification will be given as to any new parking/traffic restrictions? As I have stated previously, without notification of restrictions, the HOA is opening itself up to liability in a law suit by someone who is towed without notice (and since we can't issue tickets, towing is the only enforcement mechanism available). Additionally, the HOA cannot rely on the "state-law" justification for all of the recommendations in the traffic study because some of these restrictions are not vehicle code violations. What will the cost of signs or other notifications and any other implementation costs of the traffic study?

Traffic Study - Intersection of Porter Alley and Tavern House Hill: I will do my best to explain my concerns about the recommendations for this intersection; however, due to the fact that Tavern House Hill is split by the open space, which we often refer to as the "Island", I am having some difficulty in writing this out. I'm happy to have a follow up discussion about this intersection, if it would be easier to talk about them verbally. I live at this intersection. The recommendations for this intersection primarily affect two homes - mine at 2 Meadow Creek and the one directly behind me at 68 Tavern House Hill. Quite frankly, given the limited number of intersections studied, I'm surprised this was one of them. With the exception of larger vehicles, like the trash trucks and the occasional moving truck, there have been very few issues at this intersection.

- **(ONE WAY TRAFFIC RESTRICTION** I have no objection to making the area around this intersection one-way, but I think further study will be necessary in order to understand the consequences of this action. This means that everyone exiting Porter Alley will now proceed to Meadow Creek Lane and most likely, then turn left onto the main part of Tavern House Hill.
 - Impact of the change on Intersection of side-part of Tavern House Hill and Meadow Creek Lane: The intersection of the side portion of Tavern House Hill (between the Island and my house, which I will call THH Offshoot) and Meadow Creek Lane has no stop sign. My house sits at this intersection. I frequently see cars make no attempt to stop or slow down before entering Meadow Creek Lane for either left or right turns. I have seen many near misses at this intersection. The danger of this intersection has become more pronounced now that construction is taking place on Meadow Creek Lane and the additional houses that are now located on Meadow Creek Lane increasing the number of vehicles using Meadow Creek Lane. If all traffic exiting Porter Alley will turn right onto the THH Offshoot, this will further increase the

cars making left turns onto Meadow Creek Lane at an intersection without a stop sign in any direction. Again, I don't have a problem with making the THH Offshoot one way, I just think that the impact on the intersection of Meadow Creek Lane and the THH Offshoot needs to be reviewed before making this change.

- Impact of change on Intersection of Tavern House Hill (main) and Meadow Creek Lane: In addition to the impact that a one-way restriction would have on the intersection on Meadow Creek Lane and the THH Offshoot, imposing one-way traffic for on the THH Offshoot will increase the number of people turning left from Meadow Creek Lane onto the main part of Tavern House Hill. There is also no stop sign at this intersection. I believe that this is the only intersection onto Tavern House Hill that does not have a stop sign from a side street. Charter has repeatedly informed us that I could not add a stop sign to this intersection because there were no stop signs marked on the master plan. This does not seem to be case any longer as the traffic study clearly indicates that all-way stops is being recommend at Tavern House Hill and Stone Barn and Tavern House Hill and Sutherland Way. An additional danger of the intersection of Meadow Creek on to Tavern House Hill are the evergreen trees on the Island. They have grown quite large and full, and while they are pretty to look at, the trees significantly block the sight line for anyone on Meadow Creek attempting to enter Tavern House Hill. I heard and seen many near misses at this intersection as well, particularly during the day. I raised the issue of the trees at last year's Annual Meeting but it does not appear that there was any action taken on it as the trees are even fuller now than they were last year. (or if action was taken to trim the trees, they definitely need to be trimmed again). Again, before implementing one way restrictions for the THH Offshoot, I would recommend studying the impact of such change on this intersection. It is worth noting that this intersection is not a bus stop for at least three groups of children (I think it's middle school, elementary, school, and Catholic school).
- **25-FOOT NO PARKING RESTRICTION ON THE SOUTH SIDE OF THH OFFSHOOT-PORTER ALLEY INTERSECTION:** This will have a significant impact on both my home and 68 Tavern House Hill. The residents of 68 park both of their vehicles in front of their home. This is certainly their right, as there is no restriction against parking on the street. However, any parking restriction on the south side of the intersection of Porter Alley and THH Offshoot will almost certainly mean that the cars that previously parked there will now park directly next to my house on THH Offshoot. Aside from the issue that I don't really want to look at wall-to-wall cars, as the study noted, THH Offshoot is a very narrow road way. I have seen many larger vehicles like the trash trucks have difficulty making a right turn out of Porter Alley when cars are parked on THH Offshoot. It appears from the traffic study that there will only be minimal parking restrictions on the THH Offshoot, so this is very likely to become a problem.

Board Resolution Governing Open Forum During Executive Board Meeting: I'm requesting that the Board make the agendas available prior to the monthly Board Meetings, and with sufficient time for residents to comply with the new resolution of providing comments in writing at least 7 days before the meetings. One of the biggest frustrations for many HOA members is that we have no idea what is being discussed at Board Meetings and we only become aware of issues after the fact when the minutes become available over a month later (after being approved at the following meeting). This means that often, the Membership has no idea if an important issue is before the Board until over a month after it has been discussed or addressed - for example, if an issue is on the Agenda for the March meeting, the Membership will have no notice prior to the March meeting and will only find out about it after the April meeting when the March minutes have been approved and published. Members who have the ability to attend would have notice of issues sooner since they will hear the issue discussed live, but still not in advance of the meeting and as such still not able to comply with the new rules governing comments for the open forum. It is interesting to note that Paragraph 4

states that "any questions and/or feedback that pertains directly to the Board of the current agenda will be presented to the Board in advance of such Board meetings for view and comment" - yet no one outside of the Board is ever given a copy of the Agenda prior to the meeting. Therefore, I'm requesting that the Executive Board make the agendas for the monthly Board meetings available in advance of such meetings, and with sufficient time for HOA members to provide written comments in compliance with the new resolution.

Again, I apologize for any lack of clarity on the traffic study issues and am happy to discuss further if you would like.

Thank you for your attention to these issues.