

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
May 1, 2018

Members attending: Scot Feeman, Chris Gaughan, Andy Onushco, Rachael Bowman, Emily Hackleman, Pat Dorsey, Andrew Surmacz

Members absent: Jennifer Lamoreux, Eric DiBiaso

Horst Property Management: Holly Widdowson and Nancy Miller

Homeowners: 19 homes were represented by proxy and 24 homes were represented at the meeting.

Scot Feeman called the meeting to order at 6:30 PM

1. Welcome from the President

- a. Scot gave a brief overview of the previous year. It was a good year with exceptional financials and work that was done.

2. Approval of Minutes

- a. The minutes from the 2017 annual meeting, which were handed out at the meeting, were approved and seconded. Motion carried unanimously.

3. Financial Report and Audit Committee

- a. Chris gave an overview of the current financial standings. In the 1st quarter of 2018 there was just over \$50,000 in operating and capital reserves held \$108,000, for a total of \$158,600. Compared to the first quarter of 2017 there was a negative variance due to capital upgrades to the pool. There are no planned capital expenditures for the remainder of 2018.
- b. Future considerations include upgrades the basketball and tennis courts in 2019 and replacing the roof on the Village Center in 2020 but are not set in stone.

4. Lawn and Landscape Committee

- a. We are staying with the same landscaper as last year as they seem to be doing a good job.
- b. Andy noted that the Association is on its 3rd year of a 4-year contract with Climb High Tree Service to trim the trees along Creekside Drive and in the cul-de-sacs. This year the trees will be trimmed from the bridge to Rt. 241. Next year will include removing the lower limbs of trees.
- c. The Ash trees have been treated for ash borers for the past 4 years and will continue to be treated for the next 6 years. So far, no trees have died. We have been removing the dead branches on top of the trees. It is less expensive to treat them as opposed to taking them all down.
- d. There are several sink holes which will be filled in by putting ground cloth with stones on top, as it is a less expensive option than excavation.
- e. Trees that are not on common ground are the responsibility of the homeowner.
- f. At least 3 trees will be taken down around the community center.

5. Pool Report and Village Center

- a. Pat Dorsey reported that the original filtration system was replaced. The benefit to doing this is that there is no longer a need for a pool cleaning service as now a robot cleans the pool overnight and the pool attendants skim the pool. It will save money and pay for itself in about 10 years.
- b. Pat reviewed the pool hours, rules and what constitutes a guest.

- c. In January, a pipe burst in the Village center, which is covered by insurance. A new light switch will be installed in the Ladies room as you come in from the pool.
- d. Horst will be taking over pool management responsibilities.
- e. LED bulbs will be installed in all the motion activated lights. Light fixtures that still do not work will be replaced by LANCO.

6. ACC Committee

- a. Chris read the report on behalf of Eric. It was reported that there were 27 requests, 10 landscaping and 17 architectural. 25 were approved in 2017. This was an increase of 8 over 2016. There have been 4 approvals in 2018.
- b. There were no changes to the committee or forms in 2017.
- c. Approval time is approximately one week for submitted requests unless more information is required. Eric encourages homeowners to include their email address as this will help to speed up the process for approvals or requests for more information. Please be sure to include as much information as possible, such as sketches showing distance to property lines as this helps the committee to envision and process requests faster. Failure to do so may delay your request.
- d. Forms and information is available on the website or by contacting Horst.

7. Publicity Committee

- a. Rachael encourages everyone to request membership to the closed Facebook page, “The Villages of Creekside Community Events.” This page is designed to help keep the members of our community informed about different events occurring throughout the year.
- b. We also have a website, <http://www.thevillagesofcreekside.net/home.html>, where forms and information can be obtained.
- c. Horst is now handling email communication. If you would like to be included on email distributions, please contact Nancy Miller from Horst at nmiller@horstgroup.com.
- d. Creekside is still working in conjunction with Mountain View Living magazine. They send out a monthly newsletter which contains a lot of helpful information for homeowners.

8. Social Committee

- a. Rachael reported that the Halloween Parade and Egg Hunt went well.
- b. We are looking for volunteers to chair other events such as a Summer Picnic and Holiday Party. Please contact Rachael Bowman if you are interested in helping out.

9. Welcoming Committee

- a. Emily thanked Audrey Lied, who has been instrumental in the welcoming committee for many years, for work and support in welcoming in the neighborhood. Denise Kuchling is the new chairperson. Please contact Nancy Miller from Horst if you are interested in helping welcome new neighbors on your street.

10. Nominating Committee

- a. Scot thanked the members of the nominating committee for their diligent work in filling the open slots and making sure the nomination and voting process goes smoothly. There are 3 nominations and 3 open slots for the Board.

11. Neighborhood Watch

- a. Chris reminded homeowners that the neighborhood watch is comprised of the entire community. If you see something, say something. If you see something suspicious in the neighborhood, the first call you should make is to the North Cornwall Township Police. North Cornwall Township has a non-emergency number all residents can utilize. As a homeowner, you do not need to take action if you are concerned, call the police and they will investigate.

- b. Door to door solicitors need a license from the township. If they do not have license, you can call the police and they will be escorted out of the neighborhood.

12. Community Discussion – Questions/Comments submitted in advance and from the floor

- a. How much was the storm water fee for the Association? It is \$463 annually. We applied for a credit but were denied due to the need for a better retention system behind the pool area. We have the Township engineer looking at the area, so we can get an estimate as to what it would cost. If the Board decides that it is our best interest, it will cut the fee approximately in half.
- b. A member is concerned about speeding in the community. The Board shares the concern and has occasionally contacted the Chief at the Township, who has been very responsive by assigning officers to run speed. Because the roads have been dedicated to the Township, the Association is not in control of adding stop signs. The Township is aware of our concern.
- c. A member is concerned about erosion around the retention pond on Cross Creek Court. There have been discussions with the Township about the issue because it seems to be a blended problem because the roadway is dedicated but the storm water retention pond is Association property. The Township engineer is looking into what he believes is causing the erosion and then will provide us with a plan. Once that is received, the Board will notify the effected property owners with what decision has been made based on the Township recommendation.
- d. A member suggested sidewalks along Creekside Drive. The Board has looked into this and agrees that this would be a great addition to the community but feels that it is not something that at this point in time that we are financially prepared to engage in unless there is a strong demand that is willing to pay a special assessment to get it done.
- e. A member asked where we stand on the Penn State project. The Board intends on scheduling a meeting within the next few months. The Association has taken over the maintenance of the existing plantings.
- f. Are all the roads dedication to the Township? Yes. It was recorded in the Fall of 2017. The Township is responsible for anything that is roadway related, which includes snow removal.
- g. A member suggested addressing the community about trash and recyclables blowing around on windy days. The board will take this into consideration.

The meeting was adjourned at 7:20 PM

Respectfully Submitted,

Nancy Miller
Property Manager