



A Premier Planned Community in West Hanover Township, PA

## **Bradford Estates Property Owners Association (BEPOA)**

### **Quarterly Meeting Minutes**

**Monday, January 23, 2017**

The meeting was held at 202 Berkley Drive

Board Attendees present: Kevin Gemmell, Dwayne Laird, Alan Merfeld, Janice Butz, and Stacey Connors

#### **I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. by Kevin and seconded by Stacey.

#### **II. TRASH POLICY**

- A. Another letter will be sent to homeowners reminding them of the trash guidelines.
- B. House numbers should be on trash cans, and lids are required on trash cans and recycle cans as per by-laws

#### **III. APPEALS AND FINES**

- A. Resident on Radle Road: Trash can violation. The appeal to waive the fine was waived by a vote of 4-1.
- B. Resident on Buckley Drive: Bicycle and wagon on front porch. This appeal was denied by a vote of 5-0.
- C. Residents on Buckley Drive: Snow blower between properties which has since been removed. The appeal to remove the fine was approved 5-0.
- D. Resident on Buckley Drive: Garbage can on the side of the house, homeowner appealed the fine. The decision has been tabled until the property can be examined.
- E. The board was asked to discuss the 3 months in arrears of fees and fines that occurred while the present homeowners were awaiting settlement on the Sherriff's Sale property that they purchased. The board determined that this is not the jurisdiction of the board.
- F. Resident on Buckley Drive: Trash can in front of garage in the front of the house. A letter was sent to them as a warning to comply with the trash policy.
- G. Resident on Buckley Drive: Black metal railing - inquiries will be made to determine the reason for the railing as the board does not have a request by the homeowner for permission to install said railing.



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#### **IV. LANDSCAPE AND ARCHITECTURE**

##### **A. Four Seasons**

1. The board agreed that there is nothing to address regarding the tree roots encroaching on sidewalks and driveways. This is the responsibility of the homeowner on individual lots.
2. Boundaries of water retention area for mowing purposes.
  - a. Mow Sarhelm and weed whack what can't be mowed.
  - b. Clear basins one time per year.
  - c. Do not clear detention pond, and keep bushes on top of detention pond.
3. Mulch removal: The board voted 5-0 to have mulch removed before adding new mulch in the spring.

##### **B. Driveway Sealing and/or repairs**

1. In spring PMI will have a professional company inspect and make recommendations on sealing and/or repairs.
2. Notices for sealing and/or repairs can be sent in the spring with a deadline for the work to be completed before the end of the summer.

##### **C. Privacy Fences**

1. Notices will be sent to homeowners who are in violation. Homeowners will have 30 days to send in an L & A form. Then the form will be reviewed by the board.

#### **V. VIOLATIONS**

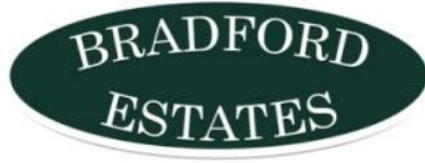
- A. Take pictures as proof of violations.
- B. If a resident notes a violation, he or she should send pictures to PMI or board.

#### **VI. COLLECTION AGENCY**

- A. The decision to hire a collection agency has been tabled until we have more information regarding whether a collection agency is necessary.

#### **VII. VACANT PROPERTY THAT BORDERS SARHELM DRIVE**

- A. Alan will check on the zoning with regard to any issues if property can be sold.
- B. Property taxes do not amount to much so this is a minor issue.



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#### **VIII. WALKING/PED PATH**

A. West Hanover Twp. has requested a response as to what action we plan to take regarding the ped path. Kevin requested the ped path plan from West Hanover Twp. but has not received one. This will be tabled until we receive the plan to review and discuss what decision we'll make.

#### **IX. ADJOURNMENT**

A. The meeting was adjourned at 7:14 p.m.

B. The next meeting will be in April 2017.

Respectfully submitted by Secretary,

A handwritten signature in black ink that reads "Janice Butz". The signature is written in a cursive, flowing style.

Janice Butz