

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
2020

Annual Report

Introduction

We wish to thank everyone for their patience and understanding as we worked through how to handle the Annual meeting and Board of Directors vote this year. A total of 77 ballots were received. We are pleased to welcome back Chris Gaughan and Emily Hackleman to the Board and new member, Kevin Kohr for three-year terms. William Kuchling has been appointed to the Board to complete Scot Feeman's term, which expires in 2021. Jim Eichelberger has graciously agreed to be an alternate for the Board should any Board members resign before their term has been completed. Our thanks and gratitude go out to Scot Feeman and Jennifer Lamoreux for their service. Please see the enclosed reference guide for the Creekside Board of Directors and Committees. We appreciate everyone who has volunteered to serve our community.

Despite the challenges, many items have been addressed in Creekside this year that are detailed below in each committee report.

Financial Report and Audit Committee

As of the reported 9/30/2020 financials, the HOA maintains \$115,803 in Operating and Reserve accounts and is within budget YTD. Recent capital reserve projects included a new roof for the clubhouse and resurfacing of the basketball and tennis courts. We are in the processing of putting together the 2021 budget, which will be distributed in November.

Lawn and Landscaping Committee

Landscaping is our most expensive amenity but adds a significant contribution to the enjoyment of living in The Villages of Creekside. Our goal is to keep the community beautiful, clean, safe, and an enjoyable place to live and play. – Karen Kohr

- Grounds and landscaping report: This year Penn Turf was awarded the contract to attend to the maintenance and landscaping of our community for the next three years. There have been a few changes to the contract and the way we are doing things. This spring playground mulch was added to the play area, the center islands were aerated and reseeded, and all storm drains were cleaned of leaves and debris. – Karen Kohr
- Buffer Area report: Working with Penn State and the Riparian Rangers, there is a new approach to the appearance of the buffer. Last fall the change started by planting a tree buffer. This spring five bluebird boxes were installed. There is also a general maintenance plan for the buffer to make it healthy and aesthetically pleasing. This includes mowing the buffer more often, weed trimming, and tree care. For your enjoyment, the walking paths were made wider and creek access points were created. The community is still battling Reed Canary Grass in some areas and spraying it is the only way to kill it. This plant causes soil erosion and must be eradicated. Unfortunately, the spraying leaves a dead look, but it is temporary and a necessary evil to create a healthy buffer. Grass seed was spread in bare areas along the buffer this spring and will be spread again this fall. To maintain the health of the creek, we ask that you let Penn Turf handle the mowing in the buffer area and creek access points. Additionally, and most importantly, we ask that you refrain from mowing your own path leading directly to the creek; this creates a path for the stormwater to follow. If you would like an access point near your property, please contact the Landscape Committee through Horst so that we can discuss it with you. – Karen Kohr

- Miscellaneous report: We recently repaired three sinkholes in the development and shortly thereafter, four more formed. Although we are marking newly formed sinkholes with caution tape until we can arrange for remediation, we encourage you to be extremely cautious and stay away from these areas. Please educate your household members of the hazards of playing in or around the sinkholes. – Karen Kohr
- Tree Maintenance Report: As many of you know we have been struggling with the Ash tree borer in trees along Creekside Drive. We have been treating most of the trees the last few years. Those treated have been holding their own the last couple of years. We did remove 12 untreated trees and replaced them with 8 trees of 3 different species. This cost about \$6500. We hope to do about 8 more this winter.
This fall, we did a partial Phase 1 tree elevation and larger dead branch removal. This is on Creekside Drive from Oak Street to North end of White oak Circle by Bartlett Tree Service. We elected to do a partial phase 1 because the price almost doubled from 4 years ago. We will be getting bids for Phase 2 this fall for budgeting purposes.
We have treated some evergreens at the south entrance this spring. Currently we are watching for the need to treat to prevent damage by the spotted lantern fly. - Clair Weaver

Maintenance Committee

The Maintenance Committee is responsible for the maintenance and upkeep of the physical structures of the community, mainly the Community Center, pool and adjacent recreational areas. The committee also obtains bids on repairs or services required for the normal operation of these areas.

Please find below a summary of some of the projects completed in the last year:

- Replacement of the community center roof that included the installation of ice and water shield underlayment on the eaves and in valleys and replacement vent pipe boot covers.
- Installation of motion lighting surrounding the pool deck and basketball courts and front of the center.
- Power washing of the pool deck and walkways.
- Restoration of the chandelier in the foyer of the community center which is illuminated each day.
- Installation of vending machines located in the community center.
- Repair of the ceiling and repainting of the meeting room (community center).
- Resurfacing and repainting of the tennis court and basketball court
- *Special thanks to Tim Brown for his due diligence in collecting contractor information.
- Landscaping in front of the community center (Project Manager, Rachael Bowman)
- Mulch around playground equipment (Landscaping Committee, Karen Kohr)
- The community pool was open on June 4, 2020 and was in full operation until September 13, 2020. We would like to thank our pool attendants who helped to keep the facility clean and disinfected throughout the summer. Resident cooperation honoring new COVID protocols was also greatly appreciated!
- Several major improvements were made to the pool filtration system (i.e. automated chemical feed) thus reducing the hands-on time needed by committee volunteers to operate the pool.
- Significant maintenance and repairs were also made to the doors of the main entrance to and from the community center and pool adding to the security of the community center.

The Maintenance Committee plans to focus on improving the condition of the bathroom flooring in the men's and women's bathroom and bathroom stalls in the upcoming year. We would also like to begin the process of replacing the pool furniture (chaise lounges, chairs, tables, and umbrellas) while performing continued maintenance around the pool and community center.

The committee appreciates the cooperation of all Creekside residents ensuring the pool and recreational spaces remained a clean and safe place to enjoy!

Architectural Control Committee

All homeowners are reminded that written approval must be obtained from the HOA before any exterior change is made to the architecture or landscaping of your home. Request forms can be found on the website, www.thevillagesofcreekside.com. The HOA will not approve anything within three (3) feet of the property line. A plot plan showing distances to the property line is required when applicable. We have been asked by the Township to communicate with everyone that because of the new stormwater ordinances, large structures and landscaping projects within the right-of-way would not be permitted unless the Township approves the design and location. Even if you receive approval from the HOA, always check with the Township to see if a zoning permit is required for your project or ask for evidence of a permit from your contractor before any work begins.

Social Committee

There was a successful Halloween party in October 2019. The 2019 Holiday Party was cancelled due to a scheduling conflict. The 2020 Spring Egg Hunt was cancelled due to the Corona Virus, as well as the Summer Picnic. A scavenger hunt has been planned in lieu of a 2020 Halloween Party. A decision has not yet been made regarding the or Holiday Party. **The Social Committee is looking for additional members to either chair events or to just help out with events.** Please contact Horst if interested. – Rachael Bowman

Publicity Committee

The community website has been updated and has a lot of helpful information for community members. www.thevillagesofcreekside.com We have a community Facebook page. **"The Villages of Creekside Community Events"** It has been used to communicate community events as well as pass on helpful information to our members. The Facebook page has also been used to get business recommendations from your neighbors such as power washers, pavers, etc. and help find lost pets. The Mountain View Living magazine has a page dedicated to our community. This is also used to advertise community events and pass on helpful information to the community. **The Publicity Committee is looking for someone to write articles for the community page in the Mountain View Living magazine.** Please contact Horst if interested. – Rachael Bowman

Welcoming Committee – Emily

Despite the challenges that many faced due to COVID-19, the community of Creekside welcomed many new neighbors! Coming from across the United States to just across town, you may have also met some of the twelve new families! The welcoming committee strives to greet each new neighbor by presenting them with a plant. We may have missed a few due to COVID-19, so please let Horst Property Management know by emailing Rebecca leader at rleader@horstgroup.com! We would still love to greet you, even if it is at a distance. We would also love to include you on email communication, so please make sure Horst has your email address. Do not forget to take advantage of the community website www.thevillagesofcreekside.com to become familiar with the community and all it has to offer.

Nominating Committee

The Board of Directors election was held via ballot this year. Thank you to the five volunteers and to the numerous homeowners who took the time to vote. As always, we wish to thank Audrey Leid for her years of service to the Nominating Committee and for her time in tabulating and verifying the voting.

Neighborhood Watch Committee

Our community continues to be a very safe place to live. With the exception of a handful of minor issues that the committee has been privy to over the past year, our neighborhood remains fairly insulated from criminal activity. The HOA did place video surveillance cameras and accompanying signage under the bridge arches over the creek to discourage those engaged in graffiti. – Chris Gaughan

Horst Management Report

- We recently entered into a community-wide waste removal contract with Waste in Time resulting in a significant savings overall to homeowners. For your reference, information regarding this service is available on the community website, www.thevillagesofcreekside.com. Any issues regarding the trash service, such as a missed pick up, should be reported to Horst. To purchase tags for extra bags or yard waste, or arrange for a large trash pick-up, please contact Waste in Time.
- Please report any Street Lights that are not working to Horst. When reporting, please include the locator numbers from the pole. If there are none on the pole, it would be helpful to report the numbers from the closest pole or electrical box. Horst will then report the issue to North Cornwall Township.
- Rebecca Leader from Horst Management has been added to the Creekside team. She will be assisting Nancy Miller with tasks related to the day to day management of your community. Please feel free to contact her at rleader@horstgroup.com or (717) 581-9803. – Nancy Miller

Other Information

The Township will be creating some parking spaces in the right of way on Creekside Drive. This will serve as a place for the Township work vehicles to park when necessary, and create a safe place for fisherman, etc. to park.

Community Issues – questions/comments submitted in advance

- Speeding – Speeding has been a topic of conversation at annual meetings for a very long time. Ultimately, the roads belong to the Township and they maintain them. Please report speeding issues to the Township police.
- Sidewalks – The Board has been brainstorming ways to address this issue without incurring a substantial expense to the association. We hope to begin a conversation with the Township discussing the advantages of connectivity with surrounding communities and looking into the possibility of grant money to finance some recreational pedestrian pathways within the Community. Because these pathways would be in the township right-of-way along the roadways, and stormwater management would need to be considered, the Township will need to take the lead with the support of the HOA.