

## 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  
Thursday, September 28, 2017

1. Call to Order and Acceptance of Agenda @5:30PM
2. Member Comments
  - a. Member - What were the instructions to the Towing Company?
  - b. New Resident – 63 Hoke Farm Way – my complaint is about the pool key. New Resident – felt this should be given to me. When Member closed on his house- he did not receive his Walden Hall Pool/Gym cards at closing and doesn't feel he should have to pay to receive them. This was a resale – not a first-time sale.
3. Approval/Discussion of Meeting Minutes – Minutes approved as submitted.
  - a. Board of Directors Meeting – August 24, 2017
4. Management Report – Weekly inspections continue. Violation letters continue to go out. Parking signage completed.
5. Unfinished Business
  - a. Intersection of Stone Barn/Tavern House Hill – We contracted this service through Grove Miller Engineering.
  - b. Trees – Esquire presented 3 quotes for the tree replacement. \$26,975.00 from Davis, \$27,925.00 from ERB, and \$29,000.00 from Esquire Landscaping. Going forward we will start to include a line item in the budget to replace trees for 2018-2019. The Board awarded the contract for \$29,000 to Esquire.
  - c. Repair ADA Ramps – Walden NA will send Charter a letter reporting these issues.
  - d. Parking Regulations – Charter Owned Roadways – Ryan indicated he had conversations with Charter and they indicated they would stand behind whatever the Walden NA imposes. The Walden NA should draft a letter to Charter ensuring that Charter is giving them delegation for these roadways.
  - e. Walking Paths – Charter did send their Vendor back out, and they removed the loose stone from the paths, however, Members are still asking if the gravel needs to remain. The Walden NA does not want to pay for something the Builder should be responsible for. The Board would like to go back and look at subdivision plan to see what should be in this area.
  - f. Rental Form – Non-Owner-Occupied Units – The Board has been discussing ways to limit or track the non-owner-occupied units in Walden. This is still an open discussion as the Board continues to find way to track rentals in the Neighborhood and possibly impose guidelines.
6. New Business
  - a. Member Request - New Member Key Charge vs. Resale – Not a good welcome to the Neighborhood – flip side – it becomes a Walden NA expense. Going forward we will continue to include and highlight this charge on the resale. However, the Board determined this is a Member expense and will not be waived.

- b. Member Request - Decorate evergreen trees in the green space on Line Road – Board decided this was not a good idea.
- c. Towing Update/Speed Limit – SSP will not enforce 15 mph. Mike Nerozzi would like to know if SSP can even enforce traffic in the Neighborhood. EAM will change out the 25 mph to 15 mph. EAM will see if the SSP will provide some clarification in writing for speed enforcement.
- d. Walden Cares Update provided. Board approved use of the Hall for the 10/31/2017 Halloween party.

## 7. Adjournment