

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
April 16, 2018

Members Attending: Scot Feeman, Andy Onushco, Chris Gaughan, Jennifer Lamoreux, Emily Hackleman, Pat Dorsey, Eric DiBioso, and Rachael Bowman

Members Absent: Andrew Surmacz

Other Attendees: Representing HPM – Holly Widdowson & Nancy Miller

Call to Order

- Scott Feeman called the meeting to order at 6:30 PM.

Meeting Minutes

- The March meeting minutes were reviewed. There were no corrections or additions to be made. Andy made a motion to approve. Eric seconded. Motion carried unanimously.

Financial Report

- The February financials were distributed via email. Chris noted the Association continues to run a positive variance and is in good financial standing overall. Andy made a motion to accept the financials. Pat seconded. Motion carried unanimously.
- Holly Widdowson reviewed the late fees.

Pool and Splash Pad & Village Center

- There is some recalled polybutene piping in the Village center that Lanco is recommending be replaced in addition to the insurance claim items. Cost is approximately \$500. In addition, Pat suggested that a light switch be installed at the entrance of the Ladies room before the drywall is replaced. Cost is approximately \$50.
- Insurance is covering the water bill from when the pipe burst.
- The pool is still scheduled to open the second week of May.
- Pat motioned that someone else take over the pool management process. Holly said that Horst could handle it and will get a quote to add it to the services provided. Tabled until quote is received.
- Pool attendants must be at least 18 years of age and may not be residents of Creekside. The hours are 1-5 PM, M-F and 12-6 PM on weekends and holidays. The pay is \$10/hour. Anyone interested should contact Synergy.
- Pat will be replacing the bulbs at the Village center with LED bulbs. The light fixtures that still don't work will be replaced.
- Having a lockbox installed was discussed. It was decided to use the Horst Emergency number instead.

ACC

- No new requests to report.
- A screened in porch addition that was previously approved does not appear to comply with community regulations. Eric will look into it and get back to the Board.
- Eric will be stepping down as Chairman of the ACC.

Lawn and Landscaping

- Andy reported that there are 3 sinkholes on Ramblewood and 1 on Meadowood. It does not appear that an excavating is needed. Andy will speak with Aaron from Penn Turf about filling them in.
- The proposal for re-landscaping the Village Center from Penn Turf came in at \$1,788.22. Jen would like to verify that the proposed plantings are native plants and will not become overgrown in the future before voting for approval.
- Homeowners are continuing to mow the common area by Snitz Creek. There was a discussion about flagging combined with marking paint as a strategy to prevent this.
- Aaron emailed Horst about the excessive amount of trash in the community, due to unsecure trash and recycling on collection day. Nancy will send an email blast with tips for prevention.

Publicity Committee

- Rachael is collecting information and pricing for a new play area.

Social Committee

- The Egg Hunt was a success, with participation of about 20-25 people.
- There was discussion about having a Summer picnic in June.

Neighborhood Watch

- There was a report of fireworks. The police were called but there was nothing they could do as no ordinances were being violated.

Welcome Committee

- Denise Kuchling is the new chair. Horst will communicate when there is a new homeowner. The gift will be a plant.

Nominating Committee

- There are 3 open slots on the Board and 3 nominees.

Management Report

- Due to other assignments, Holly Widdowson will be replaced with Nancy Miller as manager. Nancy can be reached at nmiller@horstgroup.com or (717) 581-9956.

Any Other Business

- Horst is now managing the contact list for the community. There will be copies of the Community Directory available at the Annual Meeting.
- There was discussion about the process to report violations. Anyone is welcome to call Nancy at Horst with any concerns at any time. If Board members are approached about a violation, they should refer the homeowner to Horst.

The meeting was adjourned at 7:20 PM.

The Annual Meeting is Tuesday, May 1, 2018, 6:30 PM at Messiah Lutheran Church

The next Board meeting is Monday, May 21st at the Village Center

R. Scot Feeman, President

Nancy Miller, HPM