

WALDEN NEIGHBORHOOD ASSOCIATION

C/O Esquire Association Management
480 New Holland Avenue, Suite 8204
Lancaster, PA 17602

Walden Neighborhood Association Annual Meeting
Tuesday, March 8, 2016
Silver Spring Fire Hall

- I. **Introduction and Welcome** – Greg Hodecker, WNA Board President, called the meeting to order at 6:02 PM.
- II. **Introduction of Board of Directors, Management Company** – Greg introduced the head table consisting of WNA Board Vice-President Lincoln Harris; WNA Board Treasurer Renee’ Anderson, WNA Board Secretary Jenn Todd; Board Members Janine Lettiere, Kristie Gerson, Casi Babinchak, Tony Andes, and Esquire Association Management representatives Ryan Neumyer and Amy Mason. Greg also thanked the Board Members whose terms were coming to an end, Lincoln Harris, Renee’ Anderson, and Jay Krebs. Greg also gave a special thanks to Pete Delorenzo who has been the NACC Chair. Greg also thanks Tonya Miller who stepped down as chair of the Social Committee. A quorum was confirmed.
- III. **Presentation of Contracts** – Lincoln presented the contract that the WNA signed with Charter for the common area spaces near the businesses.
- IV. **2016-2017 Operating Budget** – Ryan Neumyer reviewed the approved 2016-2017 Budget. This budget will go into effect on April 1, 2016. It was also noted that all assessments for 2016-2017 would be decreasing. Walden is set up into four entities:
 - a. Common Area – Every homeowner in Walden shares this assessment.
 - b. Attached Townhomes: Only the townhome owners (not within Crossroads) pay this assessment.
 - c. Voisinage I – Encompasses all the units in Crossroads.
 - d. Voisinage II – The interior space homes above the commercial space are in this category. The exterior of these buildings is owned and insured by the Association
- V. **Open Forum** - There were several homeowners who presented questions and concerns during the Open Forum.
 - a. Question asked – Do we pay for the coupons and mailings that go out each year, is this something that can be sent electronically. Yes, the Association pays for the coupons and mailings that go out. It is a minimal cost and at this time – this is not something that can be sent out electronically. EAM also noted the coupons that went out as part of the management transition did not cost the Association anything.
 - b. Question asked – Why is the gym internet expense so high? – This is a commercial account which also includes the door activation system.
 - c. A couple of homeowners inquired about the balance of the reserve fund and requested to see verification of the fund. Are the funds in the best interest bearing accounts? The reserve fund is something the Board will not take any risks with.

- d. Is the reserve fund being held for roads? – Yes, the Association puts away \$65,000/year and this fund can be used towards the roads.
 - e. What is Special Assessment for shrubs? In past practices the Association would replace any shrubs that were originally placed. This grew to be quite an expense. So going forward there is only one opportunity to replace a shrub.
 - f. Why did the gym club cleaning budget triple? – The budget tripled because the cleaning services were increased for the gym.
 - g. Any plans to correct sidewalks damaged last year? The Board will contract with another Company to get a better idea of what happened to the sidewalks.
 - h. A questions was asked about the current Social Committee – it was acknowledged that there is no current standing Social Committee.
 - i. Townhome owners expressed frustration over snow limit threshold being increased from 2” to 3”. It was noted by the Board that the snow removal plan is still a work in progress.
 - j. Will the roads be inspected prior to Charter signing off on them? There will be a municipal inspection by Silver Springs Township.
 - k. A homeowner asked what is the intent with the orange markings on roadways around water boxes? That was an initial walk around area. It’s just visual indications as they prep the area.
 - l. It was noted that all entrances for Walden are on Woods Dr. The homeowners further back into the neighborhood feel it will be tough for EMT or emergency vehicles to access them. The Board acknowledged that in the original dedicated township plan there will be a road put in through Paul Walters Park.
 - m. A homeowner asked if parking signs will still be going up? The Board advised yes.
 - n. It was noted that on 11 Tavern House Hill there is a loose “no soliciting/towing” sign post.
 - o. A homeowner asked if a sign could be put up indicating that there is available parking behind the shops. The Board has decided to not take any action on this item at this time.
- VI. Election Result – Ryan Neumyer presented the 2016 – 2017 election results:
- a. Single Family Candidates: Megan Crompton
 - b. Townhome Candidate: Dr. Srinivas Koduri
 - c. Crossroad Candidate: Joshua Smith
 - d. Tract Unit and other Candidate: Kimberly Shearer
- VII. Adjournment: With no further business to discuss, the meeting was adjourned.