

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**March 19, 2018**

**Members Attending:** Scot Feeman, Andy Onushco, Chris Gaughan, Jennifer Lamoreux, Emily Hackleman, Rachael Bowman and Andrew Surmacz

**Members Absent:** Pat Dorsey, Eric DiBiaso

**Other Attendees:** Representing HPM – Holly Widdowson & Nancy Miller  
Sam Abram – North Cornwall Supervisor

**Call to Order**

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

**Storm Water Fee**

- Many residents questioned the Board and Horst as to why they are receiving a storm water bill from North Cornwall Township. Scot invited Sam Abram, a North Cornwall Supervisor to the meeting to give the Board background information. This tax was handed down by the DEP in compliance with the Clean Water Act of 1972. In the mid-nineties, the regulations became more restrictive and the first phase began in much larger communities and was gradually implemented in smaller communities. The Township met with the DEP to discuss options. If North Cornwall does not comply it could lose federal funding. The Township conducted a rate study and felt they are using the fairest and most cost-effective way to bill homeowners in order to comply with the regulations rather than raise taxes. More information can be found on the Township website.

**Meeting Minutes**

- The December meeting minutes were reviewed via email. There were no corrections or additions to be made. Andy made a motion to approve. Chris 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. Rachael seconded. Motion carried unanimously.

**Pool and Splash Pad & Village Center**

- The Village Center had a pipe burst which caused damage throughout the bathrooms and hallways. ServPro dried out and removed the damaged drywall. However, they did not put in a bid for repairs. Complete Restorations will be making the drywall repairs and Lanco Mechanical will be repairing the plumbing. The pool is still scheduled to open just prior to Memorial Day weekend.
- Scot is going to obtain quotes to paint the Village Center entrance sign as it is looking very weathered.

**ACC**

- Nothing to report.

**Lawn and Landscaping**

- Penn Turf submitted a 2018 landscaping contract which includes the same services as the Association has received in the past but it would be divided up into 10 equal payments. Andy made a motion to approve the contract. Chris seconded. Motion carried unanimously.
- Homeowners are continuing to mow the common area by Snitz Creek. Horst will send letters to the offending homeowners as needed. Jen will obtain more flags and reflag the area, so the homeowners are aware where they are to stop mowing.
- There are some larger tree limbs that came down behind 31 Oak Knoll and are likely on Heritage Commons property, but the property line is hard to determine. Horst will get in contact with Woodland or Smeltzer to have them removed.
- Jen has asked for \$100.00 to purchase some native wildflowers to put in around the creek and pool area. Chris made a motion to approve the \$100.00 for native wildflowers. Emily seconded. Motion carried.
- Homeowners have been contacting Horst about sinkholes around Meadowood and other areas. Andy will inspect and follow up with Horst.

**Publicity Committee**

- Nothing new to report.

**Social Committee**

- The Social Committee will be again having the Easter Egg hunt.

**Neighborhood Watch**

- Nothing new to report.

**Welcome Committee**

- Emily has been meeting with the new homeowners and has recruited new volunteers for the Welcoming Committee.

**Nominating Committee**

- Jen will contact the homeowners that were nominated for the Board and obtain their biographies.

**Management Report**

- Nothing new to report

**Any Other Business**

- The current communication manager, David Hlatky, is stepping down. Horst will take over the communication role in regard to email blasts. David provided his email list; however, it does not have a lot of the newer homeowner emails listed. Nancy from Horst will work with Emily on combining and updating the list.

The meeting was adjourned at 7:30 PM.

The next meeting is Monday, April 16<sup>th</sup> at the Village Center

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R. Scot Feeman, President

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Holly Widdowson, HPM