

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
September 27, 2018

1. Call to Order and Acceptance of Agenda – The meeting was called to order at 5:28PM. The agenda was accepted without revision.
2. Member Emails – There are 4 emails to review – please see attached.
 - a. A question was asked as to whether an additional elliptical machine could be added to the gym. The Board agreed to add an exercise ball and EAM will bring pricing information back to the Board.
 - b. A question was asked about the Line Road Detention basin holding water. It was noted that this is a sediment basin at this time and will be converted into final form next year (most likely, as part of dedication). The pond will perform differently when in final form and the water issues should be resolved.
 - c. The Board will continue with its practice of having both open and closed sessions as appropriate.
 - d. It was noted the financial reports have been posted on the Portal.
 - e. The stop signs will be installed around the third week of October. Locations have been marked, utilities are being marked, special order pole is in, and bases will be cemented in so long as it will not impeded the breakaway functions of the signs.
 - f. The empty lot on Line Road will be built upon at some point in the future.
 - g. The Board was generally in agreement that an engineer will be retained to evaluate common facilities at turnover.
3. Approval/Discussion of Meeting Minutes
 - a. Board of Directors Meeting – August 23, 2018 – The minutes were approved without revision.
4. Management Report – Power flush toilets; The shrub replacement list was approved as indicated; the landscape proposal to install a river gravel swale at the pool was declined; the dog swim was denied
5. Unfinished Business
 - a. Signage/Painting the curbs – Will be done during the sign installation; noted above, scheduled for third week of October.
 - b. Recent fine policy – The Board revisited the recent fine policy and the manner in which it is enforced. A view was common sense needs to be a governing principle, with appropriate latitude being afforded depending on the individual circumstances of Unit Owners. The Board agreed to revisit the issue to determine whether additional enforcement guidance is needed. There was also a suggestion to work with the Association’s landscape vendor to offer similar services to single family homes, at their expense, to assist with the process. A motion was made to apply, at this time, the routine abatement policy only to landscape related violations as a matter of enforcement. By second and unanimous vote, the motion carried.
6. New Business

- a. Walden Hall “Little Free Library” – A suggestion was made to install a free library at Walden Hall to allow members to exchange books using the book shelves in the Hall. The Board was approving of this idea and assignments for upkeep were made.
- b. Vegetation growth (ie: vines on porches of single-family dwellings)/gardens – The Board reviewed some photos of a vegetation garden. The Board agreed that any unit owner who wishes to maintain a garden with structures of any permanency require architectural approval. The Board also discussed vines that grow onto the homes and agreed that the issue should be addressed by the NACB.

7. Adjournment – There being no further business to conduct, the meeting was adjourned at 6:32PM.

Member Email #1

I thoroughly enjoy the elliptical in the gym. But I am so worried that because there is only one of these that this winter it will not be available when I go to work out. Would you please add this to the agenda for this month? Having more than one elliptical will be needed as Walden's population grows.

Member Email #2

Maybe this only concerns residents of line road between nook alley and Emerson way or those that face the detention basin behind line road, but my understanding was this is a detention basin that is not designed to hold water. However, this detention basin has a pond/mud pit within it. This depression should be corrected and the detention basin properly graded. As backstory, last summer a large sink hole developed, and charter eventually filled in and regraded the basin, planting grass seed in December 2017. Over winter/spring, water formed the large depression, and due to the constant water grass did not grow. This depression has been a pond for most of winter/spring/summer, and appears entire basin has been difficult to mow. With several hot and dry weeks the pond can turn to a mud pit, and most of basin can dry out. Davis landscaping only has mowed the “hay field” every few months this spring/summer, letting the grass grow very tall. Moreover, even with weeks of dry weather, certain parts in SW corner are never mowed as still holds mud and appears Davis worried mowers will get stuck. I also note that in the last mow, a mower got stuck in mud pit for 15 minutes before it got towed out. I communicated concern to charter homes, and charter said the land department would address any issues after “phase 4” complete, before handover to our HOA. The detention basin grading issues hopefully will be addressed before handover to HOA, and hopefully our HOA would not accept “as is.”

Member Email #3

- Q1 (Meeting Participation) - why can't the full HOA meeting be open to the membership? It seems that all issues should be able to be discussed in front of the membership other than legal issues.
- Q2 (Budget) – why don't the meeting minutes include a monthly update on the budget. Just looking for basic accounting information – July Budget - \$50,00; July Actual - \$65,000 – Primary exceedences/shortfalls were With a running tally for the year. Went through both the portal and the Walden neighborhood website. There is no information listed other than the approved budget - no information on monthly status. Can a homeowner get on a distribution list for monthly budget updates?
- Q3 (Safety) – When will all approved stop signs be installed – it has been reported since April that they would be completed (now almost 6 months later). It seems to be even more important now that school has started. If there are discussions with Charter over the stop signs and payments, then please inform the community.
- Q4 (Charter) – Has a final decision been made by Charter regarding the empty lot on Line Road in front of Rumford Way? If they are still undecided, can they at least cut the property every 1-2 weeks. Not sure why they Charter is allowed to exceed grass height limits for the development. Because of the raised grass, people have dumped yard waste on the property and there is standing water leading to mosquito breeding.
- Q5 (Mowing/Snow Removal RFP) – when did/is the RFP going out? What contractors was/will it sent to? When is it due back to the HOA and when does the HOA expect to award the contract? Please provide a summary of the bid process - # of bidders, due dates, start date of contract, any changes to the existing contract, start date of contract.

- Q6 (Property Count) – what will the final build out totals of homes & townhomes be?

Member Email #4

1. What phases of Walden have been officially turned over to the HOA?
2. Have there been independent transitional studies of each section prior to the HOA taking them over? If so, who is performing them, and can we see those reports? Where? What is the cost of the study per phase? If we are not having them completed, why not?
3. What are the next phases to be turned over to the HOA, when is this set to happen and will an independent transitional study have been completed?
4. How many developments does Esquire now manage with how many units per development? Is Amy the only manager for all the developments?
5. At what point is the Board supposed to be made up of all Walden Residents according to our documents? When will that be?
6. At the May meeting, Greg Hodecker mentioned that there should be a tree trimming plan in place. He said that there had been one years ago, but he has not seen any mention of one for quite some time. It had been reported on several occasions that the trees had been covering the stop signs too. Is there a tree trimming policy in place now? If so what is it and who performs it?
7. At the May meeting, we were told that the stop signs were going to be installed the following week. Then in June it was going to be July. Then July I was told by Amy “We are working on getting them installed – just need to coordinate some efforts with Charter but they will be going in shortly.” Last month we were told that due to all the rain the contractor quit, and we were working with a new contractor who would be installing them shortly.” We are now into the end of September. When exactly was this traffic study first completed? How much did it cost? How much time and effort did the Board waste talking about speed humps and bumps when the stop signs could have been installed months ago and we could have seen results of the stop signs and if those efforts helped or not. There is a serious lack of communication, follow through or something going on. I don’t know what it is, but the safety and well being of our neighborhood is at stake and I would like the Board to address it. Who is paying for the stop signs, the installation and when will they be installed?
8. I was also under the impression from one of the last few meetings that the monthly budget updates were going to be posted on the portal. I do not see that on there, unless I am not looking in the correct place. I apologize, I am having a difficult time figuring out how to navigate the portal very easily. I have to e-mail this request since I can not figure out how to submit it through the portal either.