

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**March 18, 2019**

**Members Attending:** Scot Feeman, Chris Gaughan, Jennifer Lamoreux, Emily Hackleman, Dan Fields, Rachael Bowman, and Clair Weaver.

**Members Absent:** Pat Dorsey.

**Other Attendees:** Representing HPM –Nancy Miller

**Call to Order**

- Scot Feeman called the meeting to order at 6:36 PM.

**Meeting Minutes**

- The February meeting minutes were reviewed. Clair made a motion to approve the minutes. Chris seconded the motion. All were in favor. Minutes approved.

**Financial Report**

- The February financials were distributed via email. Emily made a motion to accept the financials. Rachael seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees.

**Pool and Splash Pad & Village Center**

- Lanco will de-winterize the Village Center before the Spring Egg Hunt.
- Waiting for Honberger to give Pat a quote to open pool for the season. Other pool companies are being considered.
- Still looking for pool attendants. The temp service requires employees to be at least 18 years old. The association prefers someone from outside the community. We will post a job description on Facebook.
- Meredith Fields has agreed to help out again this summer, which is great!

**ACC**

- There are no open requests.

**Lawn and Landscaping**

- Village Center Landscaping – The previously approved landscaping work for the Village Center did not consider the water runoff issues that have been created by the tree removal. It will cost another \$1,000 to level the ground and re-seed the area to avoid water running back towards the building. Jen motioned to accept Creative touch's proposal for the extra work. Chris seconded the motion. Motion Carried. Rachael will execute the contract with Creative Touch for the extra work.
- Landscape contract – Integrity/executed
- Sink hole repair damage – Penn Turf/executed – All sink holes that we know of are currently addressed.
- Lawn fertilization – Shodan/50 Shades of Green (Penn Turf) The Board reviewed both proposals. The Landscape committee has created a sheet with specifications. Granular treatments are being required vs. liquid spray in order to ensure that all areas have been treated and that it will not wash away if it rains. We would also like to be notified when they plan to treat in order to inform the community and make it easier to oversee the completion of the work. Chris motioned to accept Shodan's proposal because of the savings to the Association. Rachael seconded the motion. Motion carried.
- Tree work – Clair has reached out to Creative Touch and Stoneybridge and requested recommendations and pricing for a long-term plan to replace the Ash trees that are dying on Creekside Drive. The proposals were reviewed by the Board. We are checking with the Township for clarification if all trees removed will be required to be replaced. The idea is to replace the ash trees with a different grouping of a different species and have varying species throughout the community. The Board agreed that a plan should be developed. The discussion was tabled until the next meeting.
- Trees for Meadow – Clair was able to order trees for the meadow from the Conservation District. A total 25 seedlings were ordered to replace trees that died last summer, which will arrive on April 19th. Jen suggested that we enlist the help of the cub scouts or boy scouts.
- Storm Drain on Cross Creek Court – Scot will reach out to Tom Long from the Township to coordinate a time to review the area together. The fence should be shored up for safety reasons and aesthetics.

- Ravine behind Brookside – standing water/Mosquito concerns. It is the understanding of the Board that the Township sprays/treats for Mosquitos. The area behind Brookside is a retention basin and designed to hold excess water, therefore it is working as it should. We will make sure that debris is cleaned out of the drain.

#### **Publicity Committee**

- April's magazine article is about mosquitos and what individuals can do to help prevent them.

#### **Social Committee**

- The Annual Egg Hunt will be at the Village Center on April 14<sup>th</sup> at 3:00 pm. Everyone is welcome. Nancy will send a mass email requesting that attendees RSVP on Facebook.
- The Annual Yard Sale will be held on Saturday May 18<sup>th</sup> starting at 8:00 am. The jubilee truck has been arranged. The rain date was changed to June 1st, but the jubilee truck will not be available on the rain date.
- Facebook Page – When someone requests to join, they will be asked to provide their Creekside address before they are approved.

#### **Neighborhood Watch**

- Nothing new to report.

#### **Welcoming Committee**

- Ana Fink has joined the welcoming committee.
- There are some new homeowners that were difficult to connect with after multiple attempts.
- The Welcoming Committee provides a friendly neighborly greeting and a small gift of a peace plant to new homeowners. All information regarding the Association is provided at settlement and through the Horst welcome packet, which is mailed.

#### **Nominating Committee**

- There are four volunteers for the three open Board positions. Jen will reach out to the nominees to see if they have any questions.
- The nominees will be asked for their bios, which will be distributed to the membership along with a proxy.
- The Annual meeting is scheduled for Wednesday, May 1, 2019 at 6:30 PM at Messiah Lutheran Church.

#### **Management Report**

- Some homeowners were reminded of the parking rules and regulations via email, which state, "Commercially licensed vehicles, overnight trucks, trailers of any kind, mobile homes, boats, recreational vehicles, or vehicles that are unlicensed or inoperable may only be parked in closed garages. Recreational vehicles of any kind, including travel trailers, or any vehicle which may be attached to and/or towed by another vehicle may be parked in the development for a period not to exceed 48 hours for the purpose of loading and unloading. Board approval would be required for extenuation circumstances requiring more than 48 hours."

#### **Any Other Business**

- Parcel of Land owned by Oaklea Corp. – Scot reported that Oaklea Corp, the original developer, is in the process of going through bankruptcy, which may hamper them conveying the parcel of land that should have been conveyed to the Association because there is a questions as to if the parcel of land is considered an asset, which may require a hearing to take place. There is also a fair amount of back taxes owed on the parcel of land, which hopefully will be waived. Scot will be able to report more information at the April meeting.

The Board thanked Chris Gaughan for hosting the last two meetings.

The meeting was adjourned at 7:33 PM.

#### **Next Meeting Date**

- **April 15, 2019** at the Village Center

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R. Scot Feeman, President

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Nancy Miller, HPM