

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
Thursday, December 21, 2017

Board Members Present:

Michael Nerozzi – President (Townhomes)
Lisa Kalbaugh-Sheranko – Treasurer (Crossroads)
Kimberly Shearer – Secretary (Other)
Renee Mattei Myers – Member at Large (Singles)
Amy E. Smith – Member at Large (Townhomes)
Megan Crompton – Vice President (Townhomes)

1. Call to Order and Acceptance of Agenda @ 5:30 PM
2. Member Comments
 - a. Jean – would love to see the lights lit up on Walden Way.
 - i. Ryan advised that those lights are a function of Charter – Charter approves the lighting of the trees.
 - b. Russ – heard someone post something about vandalizing – people do not have their lights on – can we have reminder or encourage people to turn on their lights?
 - i. Kim mentioned that we can't enforce it, but it would be nice.
 - c. Josh – in the rental policy there is a \$100-annual fee for tenants. If it is the same tenants and you're not changing the fee or tenants why-does it have to be an annual fee. If tenants don't change – maybe not charge the fee. I was recently curious about Air BNB – I saw there was available in our Neighborhood. – Is there a policy on this?
 - i. Mike advised that what we have drafted is just a proposal. All items are still being reviewed. There may be circumstances where leases do not change and maybe the fees won't be applied. Mike also advised that we have seen Air BNB postings in the past – if we see this we will stop it as they are not allowed in the Neighborhood.
 - d. Mark– Following up on the sink hole. We would like to know the status. The other thing that is concerning if you look at the basin there is not very good access to the basin. We just need to document this with Charter – prior to the Walden NA taking this over. I'm assuming the HOA has some sort of Engineer – just walking around looking at shut off valves there are probably 5 or 10 that have settled. Who knows if there is a problem with the pipe.
 - i. There was no one present from Charter to provide any feedback on this topic.
 - e. Keith – I would like to talk about the rental agreement – I thought the intent was to get information from tenants to stay in touch with them. Why do we have an agreement that will levy fees? It has changed from staying in contact to a tracking mechanism. No matter what happens to the property it is the members responsibility. What is the intent of this proposal? I feel the Board should hold the Owners accountable. You should also force everyone to keep their lights on. Why is the fee \$350 for not complying? If there is a fee – it should be paid for by the HOA.
 - i. Mike - the fees are meant to reimburse the Management Company for taking on additional responsibility that is not part of their contract. This was also designed. to give

us information about the units. We have some good landlords who communicate with their tenants and unfortunately, we have some who do not. Primary way to enforce rules is through penalties. These are just proposed guidelines at this point.

- f. Hamilton - How many complaints have come in? Has there been any sort of analysis done? There is no Board Member on the Board who rents their property out – so the landlords don't have any representation. Just passing a tax on that you have no analysis. If my tenants do something – fine me the landlord. I feel you are writing this document based on perception.
 - i. Mike – we feel we have come up with a reasonable proposal – I think a registration program that is \$100 /year – the cost can be passed onto your tenants.
 - g. Doug – Trash cans – we just received new ones – mine is out front waiting for them to pick up tote. I was also wondering about a piece of missing sidewalk on Line Road. Directly across from other mailboxes.
 - i. We will look into the sidewalk.
 - h. Sue– we talked about requesting the community to keep lights. Lighting the Neighborhood is very important.
 - i. EAM will send out an email reminder
 - i. Dave– Just checking on tree light status. Be great to see them back on. On Walden Community web page – members name and address are published – some individuals try to keep information private- can we strip last name and address from minutes. I don't think this information is relevant.
 - i. EAM will stop using address
 - j. Don– just want to reiterate about the caps with the water shut off – been here 5 years – we are on our 5th cap.
 - k. Michelle – present for the traffic study results.
 - l. Kim– I agree on the rental policy – I think every house should be treated as a home as opposed to a rental home – owners should be held responsible if there is a tenant living there. It shouldn't be looked at as a tenant living there. I think we are going about this the wrong way – there are some owner-occupied homes that are not being kept up. We have had a lot of fire trucks lately. The fire trucks really have a hard time because of cars parked on both sides of the road – it would be nice to consider parking on only 1 side of the narrow roads. In regard to the violations being sent out - I think maybe if you publish them for everyone to see - it might help. My Neighbor still has not trimmed his bushes.
 - i. The Board advised that we can't catch everything – every time. We are not saying that homeowners do not commit these violations – we know they do. The rental forms are a tracking mechanism. We do not think public shaming is acceptable and will not publish violations.
 - m. Bill - Just here about the gas leaks – a lot of fire trucks were involved last night
 - i. Mike - Not something the board would have any information on.
 - n. Steve – I understand where the Owners are coming from. I think it is important to know who is living in the Neighborhood – but \$100 seems high to me.
 - o. Deane –not hearing any positive feedback on the rental agreement – and as Member I hope the board is listening.
3. Approval/Discussion of Meeting Minutes – the minutes were approved as submitted.
 - a. Board of Directors Meeting – October 26, 2017
 4. Management Report – Update provided by Ryan.
 5. Unfinished Business
 - a. Intersection of Stone Barn/Tavern House Hill – Table until the January 25, 2018.
 - b. Repair ADA Ramps – Table until the January 25, 2018 meeting.

- c. Speed Limit Update/Sign on Tavern House Hill – Table until the January 25, 2018 meeting.
- d. Bushes on slide at Terra Park – Completed – they were cut back.
- e. Rental Agreement/Guild lines – After much discussion Mike felt that despite the negative feedback – the Board still needs to make a decision and move forward. Rentals have an impact on the community – Mortgage financing, etc. The board will review this until January and go thru a possible revision, but this is something that we still need to stay focused on.
- f. Waste/Garbage Cans – Member sent an email requesting this item be placed on agenda. There was no mention of the item.

6. New Business – No new information.

7. Adjournment 6:55PM