

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, May 25, 2017

1. Call to Order and Acceptance of Agenda
2. Member Comments
 - a. Don Sheldenber – concerned about the letter that went out. Has the Board given any further consideration to speeding in the Neighborhood. The number of rentals that are in the Neighborhood – are there any provisions in the By-Laws. See this as a problem with single family homes. I can tell which ones are rentals
 - a. Mike Nerozzi – Speeding is on the agenda tonight. We are actively working on it.
 - b. Terms of the rental – there is nothing in the bylaws that limits the number of rentals. We have increased the fine schedule which will hopefully help with getting landlords to comply.
 - b. 46 Tavern House Hill – Here with concerns with proposed restriction with parking in front of my house and my Neighbor house. Concerned that it will potentially affect our house value if we go to sell our house. We want a safe Neighborhood – just wondering if other options such as a stop sign were truly vetted. Asking that the Board have some other options considered. Will have an appraiser come in and advise what type of impact that will have.
 - a. Mike Nerozzi advised that we have put that back on the agenda and your concerns are noted. Greg Hodecker commented that there have been many comments on this term. Placing a stop sign there is like an un-natural place to place the stop sign.
 - c. Diane Gribble – outrageous act – my neighbor placed a chest freezer on the balcony with a blue tarp. Freezer is unsecure and shouldn't be out.
 - a. Member was advised that a letter was sent to the home asking that the freezer be taken down.
 - d. Ginny – Appreciate the parking policy is in place. Just have a couple questions.
 - a. Does it apply to all roadways and alleys or only those conveyed to the HOA? If it is all roadways has Charter given authority for the roads they still manage.
 - b. What was the cost obtaining signs? How would a guest or non-resident be aware of the rules. I would just like to stress that we should get signage to avoid any potential lawsuits. I have concerns about the vehicle restrictions. Are you going to grandfather the people who already purchased their home prior to this resolution?
 - i. Mike Nerozzi replied, it was approximately \$70,000. We are trying to accommodate everyone's valid concerns and we will certainly bring it up to

our legal counsel. We are doing the best to manage everyone concerns.
Greg Hodecker advised that the original number was based on half the
Neighborhood about a year ago. So that number is more like \$110,000.

- e. Dave Sheranko– Putting bike racks in the Crossroads. Is that a possibility?
- f. Chris Seaman – Lineman for Heim Electric – I drive what will now be a restrictive vehicle. When I moved in I brought up this concern and was told it would be ok. This vehicle can't be parked at the shop it has no restrictions under PA Vehicle Code – are you going to grandfather people like me in. Otherwise, I would have to move.
 - Ryan Neumyer commented that the way this is written – gives the Board discretion over these on a case by case basis.
- g. Kimberly Robinson – Pretty much have the same feedback as what everyone else is saying. In addition, I continue to see people parking on the wrong side of the street.
 - a. Kim Shearer replied – It is just a matter of reaching out to the Police to address this.
- h. Dorothy Becker – Just wanted to see how parking situation plays out
- i. Patrick – If the solution for speeding is to call the police – why not call them for parking violations as well.
 - a. Mike Nerozzi, SSP would not provide that level of service since the roads are private.
- j. Are we still looking for signage quotes?
 - a. EAM, we haven't solicited any new quotes within the last year

3. Approval/Discussion of Meeting Minutes

- a. Board of Directors Meeting – April 27, 2017

4. Management Report provided by EAM. EAM continues to monitor the Neighborhood for violations and follow-up on Member concerns.

5. Unfinished Business

- a. Sidewalk Damage – Tabled for purposes of the minutes
- b. Intersection of Stone Barn/Tavern House Hill – Mike Norozzi - Given the concerns that we have all heard – I am willing to entertain the idea of putting a stop sign in at Tavern House Hill. Possibly one single stop sign.
 - Ryan advised that he thinks it should be a 3 part stop sign. One stop sign might still cause issues. Greg advised that he still feels that unnatural stop signs – cause issues. Developer could run into approval issues with the Township. Lisa Kalbaugh-Sheranko asked – would reducing the speed curb some of these issues? Mike Nerozzi- we already have speed limit signs and people are already in excess of that. Renee Mattei Myers – one of the comments made was a potential traffic study for that section. I don't know what that would cost. EAM will find out what the cost of this will be. Motion made to table this item until next month n- when we have had a chance to secure pricing on a traffic study.

- c. Speed Limit Reduction – EAM advised that the price is \$30 if we take all the signs and \$45 if they come out. EAM will make a count of the number of signs and get a more specific quote. Ryan commented that the Walden NA could purchase a mobile speed limit sign for people to see how fast they are going. Mike advised that the best course is to reduce the speed and work with SSP to enforce. Ryan felt the safe speed limit is 25 – need to make sure SSP can enforce that speed. Motion made to go another 30 days
 - i Quantity of sign
 - ii digital sign
 - iii Police department
 - iv Another quote on changing number
- d. Field of Wildflowers – Davis will monitor

6. New Business

- a. Sand Box in Terra Park – Dan Pottiger – Motion made to allow EAM to replace sand box in an amount not to exceed \$1,500.00
- b. Terra Park – Would like to know if the park is ADA compliant. The cost to put in black top would be costly. It will also destroy the natural beauty and the purpose of it being a green space. With the coming of the Community park which will have to be ADA. Would there be potential to look into an addition to Terra Park that would make it more ADA accessible. Motion made to secure counsel from legal counsel on whether Terra Park is ADA compliant.
- c. ADA Approach to sidewalks – Sent to Declarant

7. Adjournment