

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
July 26, 2018

1. Call to Order and Acceptance of Agenda @ 5:30 PM
2. Member Emails – There are 6 emails to review – please see attached.
 - a. **Email # 1** - Request for the Board to re-visit the policy on the way the meetings are run and for adjusting the meeting start time.
 - i. The Board is in favor of keeping the policy as it is for now. The Board is in favor that this process is working. Members are sending emails. In addition, the Board agreed to leave the meeting start time for 5:30 PM.
 - b. **Email # 2** - Member made some suggestions for the snow removal and landscape contract.
 - i. Sidewalk Liability – The Board would not be in favor of eliminating sidewalk’s snow removal from the budget.
 - ii. Safety- Townhome owners own the gas line- the Walden NA does not own any gas lines.
 - iii. Safety – This project was approved and awarded to a vendor – it will begin shortly.
 - iv. The Walden NA does not establish bus stops. Any concerns should be sent to the School District.
 - v. Yes, we have reviewed the tree plan and tree trimming occurs in the winter.
 - vi. The Board is working on making an overall landscape change, so this will be reviewed once that plan is in place.
 - vii. Pool Rules are constantly ongoing, and changes are made accordingly.
 - viii. The Board will review the idea of eliminating anyone who is not potty trained later in the season.
 - ix. This is just a pump to prevent the pool from overflowing.
 1. Board asked if there is another solution for this area to avoid the grass and weeds from being unsightly. EAM will investigate into finding a landscape solution for this area.
 - x. Yes – we will work with Charter on securing these dates.
 - xi. The Board doesn’t see anything wrong with this as long as there is proper liability insurance in place.
 - xii. Q12, Q13, Q14, q15, q16 – all Charter related questions – the Walden NA cannot answer.
 - xiii. Q17 – The Walden NA has not received any paving schedule from Charter. We will review this once we have a concrete schedule.
 - xiv. Q18 – the Caliber portal was not designed specifically for one Association and we don’t have the capability of adding that information
 - c. **Email # 3** – The Walden NA holds Davis or any vendor responsible for any trees that are put in. All trees come with a 12-month warranty.
 - d. **Email # 4** – The Board is constantly reviewing these areas – a traffic study was recently completed – as the Neighborhood grows these areas will continue to be evaluated.
 - e. **Email # 5** - Group of Neighbors on Line road requesting a block party – The Board would like to know that everyone that will be impacted by this closure would be ok with this. Megan Crompton made the motion to approve the block party pending verification that the all Members impacted are aware.

f. **Email # 6:**

- i. Pit Bulls should be banned from the Neighborhood – The Board advised that the Walden NA does not have the legal right to impose this restriction
- ii. Any people registered on Megan’s List should be banned from Walden – The Walden NA does not have the legal right to impose this restriction.

3. Waldeners Committee Update

- a. Waldeners are asking October 31, 2018 5:30 – 8:30 trick or treat night – would like to reserve the Hall.
- b. Family Camping Night – possibly in Terra Park
 - i. Board is ok with Camping Night if everyone attending lives in Walden. Mike made the motion to allow the Camping Night – all approved. Renee made the motion to approve the use of Walden Hall for Trick or Treat night – October 31, 2018.

4. Approval/Discussion of Meeting Minutes

- a. Board of Directors Meeting – June 28, 2018

5. Management Report

- a. We have started collection actions against several Members who have fallen behind in Assessments.
- b. Weekly inspections continue, and violation letters continue to go out.
- c. EAM provided street sweeping pricing – which would probable run about \$500-\$1000 per full sweep. With the understanding that this would be a service provided possibly twice per year.
- d. EAM also presented the Board with an Agreement for the Artists to post their material in Walden Hall. EAM will post this document on the www.waldenneighborhood.com site an provide the Neighborhood with an update in the Monday newsletter.

6. Unfinished Business

- a. Signage/Painting the curbs – Painting of the streets will take place next week.
- b. Sweeping Proposal – The Board will hold off on this until later in the season.

7. New Business

8. Adjournment @ 6:32 PM

Member Email #1

Dear Walden Neighborhood Association Board,

I would like to request that the Board change their policy (again) on the way meetings are run. I would request that you return to allowing residents to speak freely during a brief Q&A session during the beginning of the meeting and also allow for another brief session at the end of the meeting. The 5:30 time slot is very difficult for many residents who would like to attend the meeting to do so. Requests have been made for years to change the meeting time to later so that others may attend. I realize the Q&A session may have been out of hand the way it was run before and needed to change. My suggestion is to open the Q&A at 5:30. Limit it to 5 min per person. You can even use a sand timer so that it is a fair visual for everyone involved. Once that is over, proceed with the meeting. If anyone has arrived late during the meeting, at the conclusion, offer another Q&A for the late arrivals only. At the very end of the meeting allow for a 15 minute group discussion on any topic that may need to be discussed. This way residents will have the opportunity to feel that they can actually have an actual voice and discussion.

If you don't like my suggestion, please open the opportunity up to everyone else for suggestions rather than cutting off the opportunity to discuss concerns directly with the Board completely. Two way communication is essential.

Member Email #2

- Q1 (Sidewalk Liability) - Single family homes own their sidewalks. Do the townhomes own theirs? If not, and there is damage to the sidewalk, who is responsible for repairing/replacing it – the HOA? Since the HOA does snow removal for the townhomes sidewalks, isn't the HOA assuming liability for anyone slipping/falling on the sidewalks in front of a townhouse? Recommend eliminating sidewalk snow removal in front of townhomes starting in 2020.
- Q2 (Safety) - Who owns the gas lines coming into the townhomes. Many of the old ones have settled, moved, and due to the fact, that, Charter uses cheaper parts on those compared to the single-family homes are rusting. Recommend either the homeowners be sent a letter requesting them to inspect them or the HOA conduct the inspection before we start having numerous gas leaks throughout the development. A small donation to the local fire company may provide them initiative to help us inspect them.
- Q3 (Safety) - When are the recommended stop signs from the traffic study being installed. We were told the first few weeks of July (but they still aren't in)?
- Q4 (School Safety) - Can we move the school bus stops away from the town center (Walden Way). There were many times where cars were backed up on Walden and/or Woods waiting for buses to empty and clear. Even if they need to load/unload on the street in front of the daycare, this would be safer for everyone involved.
- Q5 (Trees) - Did someone look up the 2014 tree trimming plan and read it?
- Q6 (Trees) - We have many dead trees throughout the park & pool common area. What will be our future desire to replace these with full size or seedings?
- Q8 (Pool) - Recommend a list of new pool rules to be updated at the end of the 2018 season to be implemented in 2019 (based on incidents seen in 2017/2018).
- Q7 (Pool) - Recommend elimination of anyone who is not potty trained from swimming in community pool in 2019.
- Q9 (Pool) - What water comes out of the small line behind the pool? This contributes a lot of water to the channel which leads to mosquito breeding.
- Q10 (Pool) - Need dates/commitment for topsoil at pool common area for seed planting in September.

- Q11 (Volunteer Day) - Recommend an annual/biannual volunteer day to have neighbors work together to help do Walden improvements – i.e. – paint fire hydrants, straighten stop signs, construct benches for parks areas, etc.
- Q12 (Charter Damage) - Sod needs to be planted on the common area by the township park just past Line Road where Charter crossed the sidewalk with their heavy equipment. They never replaced it with sod.
- Q13 (Charter Damage) - Charter needs to replace two sections of sidewalk in pool common area (on Line Road) where mini loaders carried stones to 2 new homes and cracked the sidewalks.
- Q14 (Charter Damage) - As required by the Charter maintenance plan filed with Silver Spring township, a full report on the Fall 2017 sinkhole needs to be provided to the HOA. The drop inlet on Line Road by Sedimentation Basin #2 needs to be backfilled by Charter before being paved – it settled again in June after the spring rains. Another section of road settled just past the intersection of Well & Walden.
- Q15 (Charter) - Recommend a Charter transfer committee to work on items that need to be closed out with Charter before the end of 2019 when they are done with homes and completely leave the development.
- Q16 (Charter) - What is being done with the empty lot on Line Road in front of Rumford Way?
- Q17 (Budget) - The Line Road area is scheduled to be paved this year. Since the budget does not include that portion in the current snow removal contract how will the association make up for the approximate 20% increase of snow removal budget line?
- Q18 (Portal) – Why doesn't the portal have a section where you can submit these monthly questions/comments to Amy & the board members?

Member Email #3

I know street sweeping was discussed at the last meeting because someone complained of too much gravel in the streets. In all honesty when I am walking I have not noticed that this is an issue. There might be a few areas where all the new construction is ongoing but as a whole I am really not sure what is being referenced. Where I lived previously I mostly preferred walking in the streets due to uneven sidewalks but when there was a lot of gravel I didn't even do that because the area had some hills and depending on footwear you could easily lose traction. At those times you almost needed to walk on the sidewalks.

I know the board is contemplating putting speed bumps in the neighborhood. I do not agree with this idea given the fact that if people want to speed they are still going to speed coming up to the bump or really accelerate after the speed bump. Also, if a car is damaged who is going to take the liability - I know of several cars in the neighborhood that have a very low ground clearance. Also, I have lived in the general area for quite a number of years and I can't tell you of one neighborhood that has speed bumps in the streets. Parking lots yes - streets no. If the board decides to put even a couple in the neighborhood then you may have others demanding that they also have them on the street where they live. The lack of rain over the last month has really taken a toll on the new trees that were just planted this spring. Walking in the park area you will notice several trees that have lost most of their leaves or the leaves are brown. What is Davis going to do about replacing these trees since they didn't bother to put watering bags on the trees. There needs to be some type of a guarantee and the HOA needs to hold Davis responsible for replacement. Fall is a much better time to replace trees rather than in the Spring. There are also trees that are dying on the newer streets where Charter built in the last year such as Line & Old Farm that need to be replaced as well due to lack of watering. It is really disturbing to see that money is being spent on sizeable trees but then there isn't any follow up on care or watering of the trees to ensure their survival. As for the pool I am totally against the HOA taking on the responsibility of hiring a lifeguard. Parents need to learn to be responsible for their own children and a lifeguard will end up basically being the parents babysitter. It would not be fair to burden all homeowners with that added cost. It is pitiful that we even need a pool monitor and are footing the bill because some residents lack consideration for their other neighbors. If we end up having to hire a lifeguard in addition to a pool monitor I would like to see the board give an option for homeowners to not use the pool and have a reduced fee for the HOA dues or either those that use the pool have a higher fee. I am aware of other neighborhoods that have pools and the residents that use the pool pay an additional yearly fee on top of their HOA to gain access to the pool.

The board could always increase fines for violations in the neighborhood as well. Maybe our fines are too low to discourage problems. I would also suggest that a much higher fee be put in place for all new rentals that the fee be greatly increased. This may discourage people just purchasing property in our neighborhood to just use as rental property. Too many rental units are only going to decrease property values in the long term.

Member Email #4

We were sitting outside close to the stores in the first blocks of Walden Way where it comes off of Woods Drive. We saw many cars that afternoon/evening make an abrupt U-turn where Woods Drive has an intersection just after Sophia's, presumably because they were going to one of the businesses and wanted to find a parking space, but didn't see one on the East side of the street.

My concern is that these drivers did not seem to be thinking about pedestrians or even perhaps that there might be a car behind them, thereby creating the potential for accidents.

I realize that there are plans for stop signs to be added to various intersections around Walden. As these are installed, I'd like to add my concern about that first couple of blocks of Walden Way, close to Woods Drive, and maybe invite observation as to whether that is a potential traffic / pedestrian problem or not. I do not know if these were residents or people coming from outside Walden to enjoy the shops.

Member Email #5

A group of neighbors on Line Road are interested in organizing a block party for our end of Line Road. Our starting point is to establish if we can close a portion of the road from Shaw to Emerson. Is there an established procedure within Walden for such an occurrence? We assume that we would also need township approval. One change – road to close from Cain Alley to Emerson.

Member Email #6

1. Many neighborhood communities restrict the ownership of Pit Bull dogs. I'd like to ask the board to consider this for our Walden community. And as an FYI we currently have a new neighbor that ties a pit bull on a very thin cable in the yard. This dog has been scaring people walking past in the alley and I can foresee the dog breaking the cable and severely hurting someone. I know the owners will all say my dog is not dangerous however pit bulls have inbred characteristics for fighting. I had a friend severely injured and maimed for life by a so called nonviolent pit bull. Please consider a ban on these dogs.

2. Many communities also ban the ownership or renting to anyone on the Megan's List website. Since we already had an incident on Summer Lane perhaps it's time to enact a ban for living here by these felons. I'm sure everyone living at Walden would support this.