

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
June 28, 2018

1. Call to Order and Acceptance of Agenda @ 5:30 PM
2. Member Emails
 - a. Member Email # 1 – Adjusting names on meeting minutes/bike rack
 - i. EAM has stopped putting names in the minutes. The Board voted that it is not necessary to go back through the minutes and remove names.
 - ii. Bike Rack – Bike rack was purchased, and we attempted to install in behind Sophia’s. However, the brick does not allow for the installation of the brackets in the ground. The only wide-open area is at Harty. We can remove a couple bricks and install it in the original space.
 - b. Member Email # 2 – Cinder on roads
 - i. Member requesting that we contract with a street sweeper to come in and clean the streets. Board advised there are so many cars – might be able to do this during the weekday. The Board asked EAM to get a quote for this service. EAM can also advise the landscaping vendor not to use any products with Cinder in it.
 - c. Member Email # 3 – Pool related
 - i. Member was advised that these procedures were put in place because there have been many negative experiences at the pool. The Board asked what about guest – currently, guests are not being asked to sign in. EAM will make sure the Pool Monitor starts asking for guests to sign in.
 - d. Member Email # 4 – Pool related
 - i. Member wanted to know why we don’t have a life guard. The Board indicated a life guard is not legally needed – and if we had a life guard it would increase the liability for the Walden NA. In addition, you can’t have a life guard enforcing pool rules and being a life guard. Plus, it would be unfortunate to have to close the pool in the event a life guard is unavailable.
3. Walden Artists
 - a. Jean – There are about 5-6 artists in the Neighborhood to replace art in Walden Hall. They were thinking of rotation every 3 months. The artwork would all be for sale – and allow artists in Walden to have some exposure. Hanging the art in Walden Hall would be at the artist risk. EAM will put together a simple agreement for the artists. All art hung would be family friendly. Brandon Miller was the one to come up with the idea. The Board approved this idea.
 - i. The board asked if the artists have thought about posting their art in Sophias. It would increase exposure.
4. Approval/Discussion of Meeting Minutes – minutes accepted as submitted.
 - a. Board of Directors Meeting – May 24, 2018
5. Management Report

- a. EAM is looking at new landscaping vendors for the 2019. The Board would like to get the Walden Hall area over seeded. Charter offered topsoil to assist with re-seeding this area. EAM will coordinate this for the Fall.
- b. EAM did looking into pricing for speed bumps. EAM recommends asphalt speed bumps and provided a quote from Parvin.
 - i. The Board has mixed reviews on this issue. We will table this for the time being – will wait to see how things evolve once the new stop signs are put in. EAM to put together a letter to the SSP asking for assistance with enforcement in the Neighborhood.

6. Unfinished Business

- a. Traffic Study /Update – EAM advised that the signs will be installed within the next few weeks.
- b. Walden Swimming Pool Update – There is a pool monitor in place – originally started out Friday, Saturday and Sunday and we have also implemented a random day of the week and will continue to rotate that random day each week. In addition, we adjusted the hours from 12-9 -so the monitor will be closing the pool. He does hourly inspections, marks down any maintenance issues. Overall, we think the behavior of the pool has improved.
 - a. Russ asked if the pool could be opened an hour early for adult lap swimming. The Board approved this request.
 - b. If you rent Walden Hall – that rental does not include use of the Pool. However, Members are renting the Hall and using the Pool. The board made a motion that if you rent the Hall you can not use the pool during swimming season. No one in attendance at the event -whether they live in Walden or not, they cannot use the pool while at the event.
- c. Signage/Painting the curbs
 - a. Russ indicated that in municipalities curbs are painted. The issue is in the winter you won't be able to see the “no parking” on the roadways as they are covered in snow. The Board reviewed this but no further discussion on this issue at this time.
- d. Landlord Registration Form Update
 - a. EAM advised we are at about 50 verified rentals to date and that number is growing.

7. New Business

- a. Pool Noodles – the rules that we have promulgated indicated flotation devices are allowed when attached to the body.
 - i. Some arguments from the Members were that Adults/Children use these for floatation devices to learn how to swim.
 - ii. The Board maintained there will be no noodles allowed.
- b. Sidewalk – Old Farm Lane sidewalk was re-done and did not come out good.

8. Adjournment @ 6:43pm

Member Emails – June 28, 2018

Member Email #1

First question:

In the December 2017 meeting, I asked the board to consider removing sensitive information from the board minutes -- specifically, residents' last names and street addresses. The board agreed that this information would no longer be published and would be removed from previous minutes.

This information is still readily available in previous minutes. For example, see the July 2017 minutes here:

<https://nebula.wsimg.com/380d19b5653c01bff78d995ec33d6ebd?AccessKeyId=2091AAAD237E0EBF4415&disposition=0&alloworigin=1>

This information is readily accessible via a Google search, and serves as a de facto directory of sensitive information. Reposting this material with the addresses removed would be a trivial matter requiring only two or three minutes of effort per month. Can the board please ensure that this information is removed?

Second question:

About a year ago, the board agreed to purchase a bike rack. When will this rack be installed in the Crossroads?

Member Email #2

Good morning, Amy and the Board,

As a resident of Walden with children, and a resident who pays the highest HOA fees per month, I am asking for the safety of my kids, other children who run and play in Walden, and the folks who visit the shops in Walden, that you consider contracting a street sweeper to come into our development and sweep the cinders from our streets and parking lots. As you are likely aware, townships and other developments provide this service for the safety of their residents, as cinders, while fantastic for traction in snow and ice, are treacherous otherwise. They cause slips, lost foot and bike traction, and car skids. In addition, the piles of cinders are unsightly.

Please consider this service to be completed as soon as possible at your next board meeting as a matter of public safety.

Member Email # 3

Can you tell me why we have to 'sign in' when using the pool? This was not part of the pool rules I signed and I do not agree with it. My husband is at the pool today with our son and he was asked to sign his name and write down our badge number. I do not agree with having to sign our names. That information is captured when the key card is swiped. The pool monitoring and security in place at the pool is getting out of hand. I never had a bad experience with the pool last year. People were well behaved. Chairs and umbrellas were in place. There was not trash laying around. I realize all of this may have happened and been cleaned up at other times, but my experience has been good. It's slowly NOT becoming a good experience at the pool. I think a monitor is fine to ensure no one gets out of hand, there's no large flotation devices, everyone is safe, etc. But asking us to sign in is not part of the pool rules/agreement and it's taking things too far. 'Policing' the pool is uncalled for.

Member Email #4

I'd like to submit a question for the next HOA meeting re:pool.

There's extensive talk about issues, rules, recorders, etc. I've asked before why we don't have a lifeguard and was told pool was built to not need one & it would increase our liability.

How much of an increase (overall or per home) to have a lifeguard on duty during the pool season? Pay of lifeguard and increased insurance premium. I feel like this needs to be explored.

If I recall correctly I believe there was a significant amount set aside for the pool recorder position...what is the budgeted amount?