

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**August 20, 2018**

**Members Attending:** Pat Dorsey, Andy Onushco, Jennifer Lamoreux, Emily Hackleman, Dan Fields and Rachael Bowman

**Members Absent:** Andrew Surmacz, Scot Feeman and Chris Gaughan.

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

**Call to Order**

- Pat Dorsey called the meeting to order at 6:33 PM.
- Andy will be resigning from the Board in November when he moves. His term expires in May of 2019. Andy recommends Clair Weaver as an interim replacement. This was tabled until the Board receives an official letter of resignation from Andy.
- Dan Fields volunteered to be the new Chairperson and Board representative for the ACC.

**Meeting Minutes**

- The July meeting minutes were reviewed. There were no corrections or additions to be made and were unanimously approved.

**Financial Report**

- The July financials were distributed via email. We are \$3,400 under budget overall year to date. Andy made a motion to accept the financials. Rachael seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees.

**Pool and Splash Pad & Village Center**

- 2/3 of the lights still work. Pat obtained two estimates for replacing the six motion lights that are not working or stay on all the time - \$2,200 (LANCO) and \$2,500 (Lapp.) Pat is also looking into some local electricians. Andy recommended Russ Karli, who lives on Little Pond.
- The pool has been running great all season. There was a bacteria fail last week. The pool was shocked immediately, and all state required procedures were followed. There have not been any other issues.
- There is one pool attendant that will work through the end of the season.
- We will reach out to Honberger about closing the pool for the season in the 3<sup>rd</sup> week of September.
- We will have Lanco winterize the Village Center after the Holiday Party on December 2<sup>nd</sup>.

**ACC**

- There was an addition that was approved by the ACC that does not match the siding of the rest of the home. The Board asked Nancy to touch base with them and inquire if the project is complete. In the future, requests will not be approved without specific colors and materials listed in the request. There was also discussion about the ACC following up when the project is complete to ensure that the original approved plans were followed.

**Lawn and Landscaping**

- Sink holes – two quotes have been obtained citing time and materials to have the sink holes excavated and filled in with stone. Penn Turf listed a maximum of \$15,800 and Cassel verbally stated a maximum of \$18,000 but would not guarantee it in writing. We are still expecting one more quote from J. Hubler landscaping and will send all three estimates to the Board via email. Dan made a motion that, pending the third quote, the we move forward with remediating the sink holes with the contingency that the cost does not exceed \$18,000. Emily seconded the motion. All were in favor. There was discussion regarding how the funding will work. It was decided to table the conversation until Chris and Scot are present.
- Sink hole in the basin on Meadowood – Andy recommends pumping foam into the sink hole to remediate it. This would prevent the cavity from getting larger by water rushing down the hole. A quote was obtained for \$1,100 for them to come out plus materials about five years ago.
- Village center tree removal – Andy presented two quotes from Climb High (\$5,900) and Samuelsons (\$3,400) Jen motioned to approve the proposal from Samuelsons. Dan seconded the motion. Motion carried unanimously. Nancy will execute the contract and get it on the schedule for after the pool closes for the season.
- Storm Drain on Cross Creek Court – Andy's understanding is that the Township is responsible for everything that is 25 feet from the edge of the road or 50 feet from the center of the road, however Andy called the

Township and was told that it is the Association's responsibility. Scot had previously called the Township and was told that they would have their engineer look at it, but never got back to us. The Board will ask Scot to get clarification from the township. Something needs to be done because the dirt is washing away. Eventually this will affect the road, which is the Township's responsibility.

- Homeowners have received Roadway Clearance Violations from North Cornwall Township due to low hanging branches and have been asked to be complaint by September 1, 2018. It was determined that the parcel of land between 408 and 410 Little Pond is common area. Andy went ahead and arranged for Climb High to do the tree work required by the Township in order to meet the Township's deadline.
- Waterside Circle and White Oak Circle – Mulberry trees should be taken down because large branches are breaking off. Estimated \$300-400 cost.
- Pondsides and Brookside – large rocks are being thrown into the basin prohibiting Penn Turf from being able to cut the grass, so they sprayed and killed the grass instead. The rocks may need to be picked up and put back to their original location.
- Village Center Landscaping – Rachael obtained a proposal from Creative Touch (Nolt.) The estimate was in two parts, one for the left (\$1900) and for the right (\$1300). The Board discussed watering options and will ask creative touch to revise the estimate to include laying hoses. The Board decided to include funds in the 2019 budget, approve the contract, and ask Creative touch to schedule it for the Spring.
- Fertilization and lawn applications for common area – Shodan is currently charging about \$4000. The proposal from 50 Shades of green is \$6,121.50. Nancy will look for the contract (3 year) and reach out to Shodan for a proposal.
- Landscaping Contract – Penn turf has submitted a 3-year proposal. Andy recommended keeping Penn Turf.
- Aaron from Penn Turf spoke with Andy regarding cutting the meadow along the creek in a three-tier format at no extra cost. The reason is to eliminate thistle. The Board feels that it should be kept taller in order for the plants to grow, and Penn State recommended 12 inches.

#### **Publicity Committee**

- The website has been updated with current information.
- Nancy has been added as an admin to the Facebook page and will check Association owner records
- Nextdoor – This is a neighborhood app where neighbors can help each other and make recommendations. This is not connected to the Association and not recommended as a place to discuss Association business and is not monitored by the Board.

#### **Social Committee**

- The Annual Halloween Party is scheduled for Sunday, October 28 from 2-4 PM at the Village Center.
- The Annual Holiday Party is tentatively scheduled for Sunday, December 2<sup>nd</sup>, from 3-5 PM. We are looking for someone to volunteer to chair this event.

#### **Neighborhood Watch**

- Nothing new to report.

#### **Welcome Committee**

- Denise is doing a great job and has been timely with welcoming new homeowners.

#### **Nominating Committee**

- Nothing new to report

#### **Management Report**

- Anonymous letters were received by Horst. Although all homeowners are encouraged to follow the Rules and Regulations, the Board's policy is that complaints that are not signed with a name are not addressed by the Board.

#### **Any Other Business**

- Stormwater Credit Determination – Keep this on the agenda for next month as we have not received pricing.
- Light poles with burnt out lights – these are the Township's responsibility. Homeowners are asked to report these to Horst, who will contact the Township. Please send a picture or include the numbers on the poles when reporting. If the pole does not have a number, try to find a nearby electrical box or another pole with a number to help identify the location.

The meeting was adjourned at 8:48 PM.

The next Board meeting is Monday, September 17<sup>th</sup> at the Village Center.

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R. Scot Feeman, President

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Nancy Miller, HPM