

WALDEN NEIGHBORHOOD ASSOCIATION

C/O Esquire Association Management
480 New Holland Ave. Suite 8204
Lancaster, PA 17602

Board of Directors Meeting Minutes February 25, 2016

In Attendance:

Greg Hodecker, President; Lincoln Harris, Vice-President; Renee Anderson, Jenn Todd, Kristie Gerson, Casi Babinchak, Janine Lettiere. Amy Mason and Ryan Neumyer of Esquire Association Management were also in attendance.

1. **Call to Order** – Greg Hodecker called the meeting to order at 5:00 pm.
2. **Member Comments:**
 - a. Jeff Smalls – Four corners on Ellington are without handicap access. Roads were not built to code so Silver Springs will never take them over. Mr. Small indicated he was led to believe everything would be maintenance free, and is not happy about the Board raising snow threshold from 2” to 3”.
 - b. Kim Distenfield – Snow plan indicates to move cars to Sophias – expressed concerns that this might not be realistic for all residents. Also had some feedback regarding fire hydrants in Community. The roads in Walden are private – so the HOA takes care of hydrants. We pay a fee to American Water for them. In addition, there is a broken meter on Tavern House Rd.
 - c. Cheryl – Had the same expectation of “maintenance free living” based on the Charter marketing material, and is very disappointed that snow is not going to be shoveled. Can’t balance finance over safety. Felt that all of the emails regarding the snow that were being sent out were threatening. Asked if there was a way to keep construction vehicles off the roads.
 - d. Kathy O’Donnell – purchased home because she didn’t want to shovel, and feels as though assessments should be adjusted as a result of snow services not being provided.
 - e. Tom – Tavern House Hill – Shared his concern regarding the volume of cars that park near his house, and does not believe he should be responsible for clearing all those cars or the area safely within 24 hours.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from January 27, 2016 were approved.
4. **Management Report** – Ryan presented the management report. The Board requested that EAM purchase 2,000 landscape tags. The Board also advised that if there are any dead plants/bushes to go back to RPI for replacement on those plants/bushes. Future management reports will be submitted in writing.
5. **Finance Committee** – Would like to set up a conference call with Davis Landscaping to discuss their current invoice for the snow removal during the storm.
6. **Unfinished Business** – no updates.
7. **New Business**

- a. Snow Policy revision – Whenever Walden NA does not clear snow the homeowners should. If townhouse owners want more services – they can always consider a special assessment. Fining of anyone who does not shovel will continue – the fine will start at \$50.00.
- b. New Website Review – the website was rolled out. www.waldenneighborhood.com.

Comments made:

- a. Please add for each board member their email address and class.
- b. Add Charter contact information
- c. Add Facebook feed page

8. **Adjournment** – As there was no other business, the meeting was adjourned.