

June 21, 2025

Board members in attendance: Shawn, Richard, Alden, Arnoldo, Jamal, Clay

Clay welcomed the attendees and thanked those present for their commitment to the neighborhood and for their patience during the Board's transitional period. Residents were notified that the Board was losing a member and would require new volunteers to fulfill their duties over the next year. We had 37 homeowners present (*including board members*).

Alden presented an overview of the Association's financials, including current checking and savings balances and proposed expenditures for FY 2025. With Comcast expected to increase fees by 3-5% this year, a 2.5% increase in dues was proposed. However, the Board is maintaining the annual dues at the 2025 level, with no increase, noting that we may need to reassess in response to any unforeseen events.

Jamal provided a rundown of common area activities undertaken in FY 2024. Several high-priority trees have been removed, and tens of others have been girdled. Two more trees are under contract for removal at this time. Jamal indicated that the tree budget will remain at \$10,000 for FY 2025. Jamal indicated that removal of invasive species from the common areas was a priority moving forward and asked residents to help by controlling such plants, especially English ivy, in their own yards.

A request was made for all residents to be on the lookout for spotted lantern flies in the neighborhood. A resident suggested that the Board include photographs and instructions for identifying and destroying nymphs, flies, and their preferred habitats in the next newsletter. On the web, go to: (<https://extension.psu.edu/spotted-lanternfly-management-guide>)

Residents requested examination of trees at or near the following properties: 1479 Monterey and 1499 LFD.

The Board was urged to look into state law regarding notice of potentially dangerous trees as it regards liability for the Association.

A resident asked whether the Board solicits multiple bids for arborist services and if it might be possible to expand those bids to a broader range of providers.

A question was asked about the coverage limit provided by the Association's current insurance policy. Alden agreed to investigate and confirm the sufficiency of our existing coverage.

A resident noted that the winter storms we experienced this year made travel along the sidewalks dangerous and, in some places, impossible. She requested that we explore the possibility of having Nick Algieri or another provider clear sidewalks following future storms.

A question was asked about brush cleared by residents from the common areas near their properties. Nick is available to clear brush piles if residents reach out to him directly with the location. Alden proposed consolidating these efforts into a "spring cleaning" day or week each year.

The Board was asked to confirm with the group spraying for poison ivy that they are complying with posting and/or notice requirements.

Shawn presented information about the Comcast contract and explained the basis for the Board's proposed change to the Declaration of Covenants. Several residents indicated conflicted feelings about combining cable and security into one vote. Others expressed concern about a lack of explicit guarantees that any change in services currently provided would require a vote of the full membership.

Shawn indicated that the number of votes received did not meet the required threshold, and the proposal failed this time around. The final vote count was 33 in favor of the change and 14 opposed, with 86 households not submitting a vote.

A resident expressed support for the deterrent effect of security patrols in the neighborhood and suggested that ACPD had, in the past, contributed additional daily patrols when requested. There was a discussion of whether patrols continued to walk the common area trails in the evenings, as this is when and where residents are noticing questionable behavior.

A neighbor of Star House asked about parking issues near the property. A previous board member indicated that she was met with hostility from an employee when she approached them about the same issue in the past. Street parking remains a county issue, but residents can take action if their driveways are being blocked.

Shawn proposed an additional annual fee for non-resident owners ("landlords") and vacant properties who fail to comply with Association rules about providing updated renter contact information, maintenance issues, etc.

A resident asked about the lack of minutes from the 2024 annual meeting online. The Board indicated that prior membership would have had to do that before the handover and that the current meeting minutes would be posted after approval at the next regular meeting.

A question was asked about the time/place of the Board's regular meetings. Clay responded that meetings were usually held during the first week of the month at the library. The lack of Board members, along with the library's new limits on meeting room use, has made scheduling a consistent meeting time difficult. For now, the Board will announce upcoming meeting times and places to the community as they become available.

A resident suggested that the Board examine the VA Homeowners Association Act for guidance regarding requests for contact information received from members.

Richard indicated that he would be stepping down from his position on the Board at the end of June. He indicated that all members facing small claims court have paid in full and that seven owners are currently one or more quarters behind on their dues payments. He also clarified that dues are to be paid by the end of the month or quarter.

The meeting was adjourned.