



MINUTES
AVERY'S FIELDS HOMOWNERS ASSOCIATION
26 JANUARY 2009

Attendance: Bruce Grinager, Tim Kopaniasz, Patty Murphy, Mike Sherry, Michael Umbleby, Bob Gillenberger

The meeting at 310 Deemer's Drive was called to order by President Mike Sherry at 7:00 p.m.

Election of Officers:

The following board members were elected to serve as officers for 2009: President: Mike Sherry; Vice President: Tim Kopaniasz; Secretary: Patty Murphy; Treasurer: Bruce Grinager.

Committees: Committees that have existed in the past include Landscape, Website, Welcome Committee, and Directory.

Landscape: Bob Gillenberger of RJ Development Company serves on this committee and works to obtain short list of candidates for lawncare and grounds maintenance services for the common areas. It was agreed that the 2008 grounds care company, JML Landscaping Inc. had provided good service and has been requested to provide a bid for consideration for services from April until October 2009. The weed and feed applications will be made by AFHOA residents again this year. Tim Kopaniasz is checking for 2009 materials pricing.

Website: Our goal is to have the website updated more frequently in 2009. Sobhan Padamati, the AFHOA webmaster, will be contacted to determine best methods for updates.

Welcome Committee: Bob Gillenberger of RJ Development Company forwards an AFHOA Welcome Package to new AFHOA residents. Board members have made efforts to meet new residents in each Phase.

Directory: An updated version of the original directory is being worked on by Cassie Stopar in Phase I and Patty Murphy in Phase II with a goal of early spring publication in hard copy.

RJ Development Update: Bob Gillenberger of RJ Development advises:

Street lights: Bob has a list of street lights that need attention as well as the front entrance light on Powell, and will pursue repair of those that need repair. Bulbs will be provided to Bruce Grinager for replacement of street level, entry way lights. Pole lights

at 343 Deemers Drive, 402 Christinas Court, 114 Averys Way, and 202 Jacobs Court have been noted as needing attention.

Barn: Bob has made two checks of the barn in December 2008, and no issues were noticed.

Fence rails: There is a small supply of replacement fence rails in the barn. Board members may obtain and replace railings as needed.

Treasurer's Report:

The 31 December 2008 Yearend Financial Report prepared by E.M. Malone Service Company was provided and reviewed.

Bruce Grinager and Bob Gillenberger have presented the 2009 Budget with dues of \$34,860 as income and expenses of \$32,449. This as approved by the AFHOA board.

Old Business:

Pond Maintenance. "Natural" maintenance of the pond was not successful in 2008. Mike Sherry has obtained a proposal from Aquatic Environment Consultants of Scotland, Pennsylvania who work with the Cranberry Heights Golf Course on their pond maintenance issues. There are two parts to the proposal: 1) a chemical management program and 2) a diffused aeration system. The board voted to proceed with the chemical management program for 2009 at a cost of \$2,490 five monthly treatments starting May 2009 through September 2009. Additional information was requested on the diffused aeration system and the vote for this tabled until the next board meeting.

Communications:

The first of two newsletters will be published this spring (second in the fall), and will include information regarding the AFHOA annual meeting.

Respectfully submitted,

Patty J. Murphy
AFHOA Board Secretary