



MINUTES
AVERY'S FIELDS HOMOWNERS ASSOCIATION
8 MARCH 2009

Attendance: Board Members: Bruce Grinager, Tim Kopaniasz, Patty Murphy, Mike Sherry, Michael Umbleby, Bob Gillenberger; homeowner/webmaster Sobhan Padamati.

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

Treasurer's Report:

Current Balance is \$31,713.00 The 2009 Budget approved last month will need to be amended once JML Landscape is contacted regarding their recent written advisement of an approximate 65% increase over last year's contract and subsequent monthly billing at the 2008 contract's rate. Bob Gillenberger of RJ Development Company will investigate and report to the board by 10 March 2009 for a vote yet this week. Two other landscapers have provided quotes to Bob for consideration as well. E.M. Malone Service Company has provided the 2008 federal and state tax reports for signature and submission.

Committees:

Landscape: Bob Gillenberger, as mentioned above, is pursuing clarification of the JML Landscape's recent written advisement of a major increase in their 2009 contract. Tim Kopaniasz is pursuing best prices on the appropriate weed and feed for application by the homeowners—a significant labor cost savings to the association.

The board approved contract for the 2009 chemical management program of the pond has been signed and submitted to the vendor Aquatic Environment Consultants of Scotland, Pennsylvania.

Website: Sobhan Padamati, the AFHOA webmaster, advised once information is received by him, it is a matter of a few days for the web site to be updated. It was agreed that board-accepted minutes will be furnished to Sobhan within 7 days of the board meeting for web publication. Financial reports will be submitted quarterly for website publication in the months of April (Q1 through March), July (Q2 through June), October (Q3 through September), and January (Q3 through September), and January (Q4 through December), as well as annual posting of the annual AFHOA Budget.

Directory: Homeowner information collection continues for Phase II, and has been completed in Phase I. The goal is early spring publication in hard copy.

RJ Development Update: Bob Gillenberger of RJ Development advises:

Lighting: The lights have been replaced at the Phase I entrance on Powell. The repairs to the pole lights remain outstanding. Mike Sherry is pursuing the scheduling of these repairs for pole lights at 343 Deemers Drive, 402 Christinas Court, 114 Averys Way, and 202 Jacobs Court have been noted as needing attention. Patty Murphy is to pursue the addresses of pole light outages sent to her by a homeowner --which may be the same as listed above, and is to provide that information to Mike Sherry by Friday 13 March 2009.

Communications:

The first of two newsletters will be published this spring and mailed to homeowners the last week of March 2009.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Patty J. Murphy
AFHOA Board Secretary