



Avery's Fields
Homeowners
Association
June 22, 2008

AFHOA BOARD MEETING MINUTES

Attendance: Mike Sherry, Bruce Grinager, Tim Kopaniasz, Ed Sarver, Bob Gillenberger, Jr. of RJ Development

Absent: Chris Beiter

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

Budget:

- Bob Gillenberger indicated that second quarter financials would be sent in July. Funds are available to cover the significant costs that occur during the summer.

Nominating Committee:

- The Board's nominating committee continues to seek homeowners interested in serving on the board for the next term. There will be at least two openings on the Board beginning in January, 2009. Interested homeowners are asked to contact any Board member.

Community Activities:

- Volunteers are still needed to support activities (block party, Halloween event, etc.) meant to build community in Avery's Fields. Ed Sarver reported that only one person has volunteered in response to the item in the most recent newsletter. If more volunteers do not come forward, the activities will not be initiated.

Grounds:

- The Board was informed that the landscape service will be requesting additional fees as a surcharge due to rising fuel prices as allowed in the contract.
- All areas requiring mowing are now being mowed.
- Bob Gillenberger was asked to discuss the weeds in the mulch beds. The contract specifies that the mulch beds will be kept weed-free.
- The Board directed Bob Gillenberger to seek a pond specialist to treat the pond for algae.
- Additional fence rails have been purchased to replace those that are broken or missing.
- Penn Power will be meeting with Bob Gillenberger to discuss methods to provide power to the streetlight on the east side of the entrance to Deemers Drive. Penn Power would prefer to tunnel under several driveways from the power box on the east side of the street but will most likely have to tunnel under the street due to

- objections by the homeowners whose lots would be affected. Tunneling under the street will be more expensive so a new cost estimate is needed.
- Bob Gillenberger reported that he has been unable to contact the electrician who repaired a number of the street lights. AFHOA has not yet been billed for the work. He will seek another electrician if necessary for future work.

Governance:

- Methods for reminding homeowners of the need to refer to covenants were discussed. Concerns have been raised about the pre-approval required for fences and about what constitutes an “above-ground pool”. Above-ground pools are prohibited by the covenants and the township has ordinances that must also be followed regarding above-ground pools. Bob Gillenberger was directed to check on recently installed fences to insure compliance with the covenants. The Board did not reach a conclusion regarding the pools.
- Bob Gillenberger was directed to monitor a Deemers Drive homeowner’s compliance with adjustments requested in communications sent to the homeowner regarding the appearance of the homeowner’s property. If the adjustments are not made, the Board will consider a daily fine plus collection costs until the situation is resolved.

Adjournment:

- Meeting adjourned at 8:20 p.m.