



Avery's Fields
Homeowners
Association
September 21, 2008

AFHOA BOARD MEETING MINUTES

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

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

Budget:

- Mike Sherry asked that the Board receive a monthly budget update from the Treasurer. This may require that reports from Malone Services be sent to the Treasurer as well as RJ Development.
- The budget has adequate funds for current expenses.

Nominating Committee:

- The Board's nominating committee will 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.
- Ed Sarver will write an article for the upcoming newsletter and develop a ballot. The ballot will be mailed to all homeowners with a self-addressed, stamped envelope to insure all homeowners have the opportunity to vote.

Community Activities:

- No activities have been held or are scheduled due to a lack of volunteers.

Grounds:

- All lights with the exception of the light at the entrance to Deemer's Drive have been repaired. Mike Sherry has made arrangements with the electrician and Penn Power to have the light at the entrance of Deemer's Drive connected directly to the power pole on Klein Road. The only other option was to tunnel under the street or several driveways. Both options were rejected by the Board. The light should be connected within a few weeks. Cost will be approximately \$500.
- Several trees were destroyed during the recent wind storm. Homeowners will be notified about the requirement to replace the two street trees if necessary. Alternatives to Ash trees and Bradford Pear trees will be accepted as an exception to the requirement in the covenants that the same species be used to replace the trees. Ash trees are subject to the ash borer and Pears are susceptible to wind damage. Other deciduous trees originally approved will be acceptable as

replacements if a homeowner loses one of those two species. This information will be included in the upcoming newsletter.

- The Board will get estimates for removal/replacement of trees in the commons that were destroyed or damaged.
- Mike Sherry has made arrangements for a firm to treat the Avery's Fields pond for algae. The firm has indicated that we may also need to install an additional aerator to resolve the algae problem.
- Vandals started a fire in the pavilion by the barn. Fortunately, the fire was put out before it was able to spread to the pavilion or barn. Mike Sherry has asked the police to patrol the barn area on a more frequent basis and they have begun to do so. One youth was recently cited by the police for illegal activity. The police recommended and the Board has agreed to install spotlights with a motion sensor on the barn to discourage youths from inappropriate activities near the barn. Members of the Board will install the lights after the wiring is installed.
- The Board agreed that the fall weed and feed treatment of the commons was not needed.
- The Board recommended that homeowners be reminded that all trees are to have a 7 foot clearance where they overhang the sidewalks. A notice will be put in the upcoming newsletter.

Governance:

- Members of the Board directed president Mike Sherry to meet with Bob Gillenberger of RJ Development to review the expectations in our contract with his firm due to some questions about those services.

Adjournment:

- Meeting adjourned at 8:20 p.m.