



Avery's Fields  
Homeowners  
Association  
March 30, 2008  
**MINUTES**

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

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

**Management Firm:**

- Members approved a motion to increase the management fee from \$0.80 per homeowner per month to \$1.00 per homeowner per month.

**Finance:**

- The quarterly financial statement has not been received. Members will review at the next meeting. Bruce Grinager, treasurer reported that he is adjusting the budget format to more accurately the actual payment of expenses from quarterly estimates.
- A home on Avery's Way was sold without issue of a resale certificate. Malone Services will be contacted to pursue the certificate.

**Buildings and Grounds:**

- The Board confirmed the approval of the contract with JML Landscaping, Inc. as previously voted on vial email. The contract was the low bid at \$9,555.00. RJ Development reviewed the contract with the contractor to insure their complete understanding of their responsibilities. The Board took under advisement a proposal from JML to add two additional years to the contract for a modest increase.
- The Board was informed that seven street lights are inoperable along with a light on the bus shelter on Avery's Way. The electrician expects to have most of the lights repaired within the next two weeks weather permitting. The street light at the end of Deemer's Drive and the street light at the end of Jacob's Court remain out due to shorts in the power lines. The electrician will be asked to provide bids for providing new power lines to the lights. This may include cutting through the pavement on Deemer's Drive. Repairs to this light may be coordinated with the projected repaving of Deemer's Drive by Cranberry Township in order to reduce the cost of cutting through the pavement. Estimated cost for this project is \$3,000.
- The Board agreed to post specific work items on the website and recruit volunteers when items arise rather than have a spring work day. Items identified for attention include spreading weed and feed on the commons, placing barley bales in the pond to reduce the algae, improving the condition of the pavilion,

clean-up in the barn/pond area, clean-up and planting at the entrances to Avery's Way and Deemer's Drive, and replacement of fence rails.

**Governance:**

- The Board received a complaint from a homeowner about illegal parking and excessive noise in Phase II. The Board will notify the other homeowner with regard to the noise complaint. Excessive noise is a violation of AFHOA covenants that may be subject to further action if it continues to be a problem. The Board recommended that complaints about illegal parking be reported to the police since this is a violation of a township ordinance rather than the covenants. The AFHOA is not responsible for enforcement of township ordinances. The Board will forward the complaint to the police as well in support of the homeowner affected.
- RJ Development reported that a commercial vehicle that was being parked in a homeowner's driveway in violation of the covenants has been removed and requires no further action by the Board.

**Communications:**

- The Board agreed to limit the AFHOA newsletter to two issues per year rather than four due to difficulties in publishing a quarterly newsletter. A spring and fall newsletter will be published.
- The annual homeowners' association meeting originally scheduled for April 1, 2008 has been postponed until sometime in May to allow for adequate notice to all homeowners through the spring newsletter. No major proposals for action are anticipated by the Board but homeowners may submit items for the agenda. The 2007 financial report will be reviewed at the meeting.
- The members discussed the possibility of scheduling at least two activities to build a sense community in Avery's Fields. Board members will be soliciting volunteers to assist in organizing the activities. Two suggestions were a summer block party and a fall Halloween Parade with follow-up activities.
- Board members will be encouraging homeowners to consider becoming members of the Board. At least 3 Board members have indicated that they will be leaving the Board at the end of their terms in December, 2008. Elections will be held in October.
- There may be another neighborhood garage sale. Details to come.

**Adjournment:**

- Meeting adjourned at 8:35 p.m.