



Avery's Fields
Homeowners
Association
May 12, 2008
MINUTES

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

The meeting at 203 Jacob's Court was called to order by President Mike Sherry at 6:40 p.m.

Management Firm:

- Board members expressed concern about the timeliness of the manager's response to actions needed such as street light repairs and lawn cutting. Mike will discuss the need for improved communication with the manager with a focus on the services specified in the contract.

Buildings and Grounds:

- JML Landscaping, Inc. has begun lawn cutting and spring clean up. Some areas missed have been reviewed and have been cut during most recent cutting. One area behind the homes on Christina's Court still needs to be cut.
- 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.
- Weed and feed has been applied to all common areas. Bruce Grinager completed the application in Phase I and Mike Sherry completed the application in Phase II. This application exhausted the supply of weed and feed purchased last year which was sufficient for 3 applications. The board approved the purchase of additional weed and feed prior to the late summer application.

Governance:

- A letter was sent by the manager to a homeowner on Deemer's Drive regarding a complaint about appearance concerns and excessive noise. A second letter may need to be sent since there has been no noticeable improvement at this time. The homeowner may be subject to further action including fines and costs being assessed against the homeowner if the problem is not corrected.

Adjournment:

- Meeting adjourned at 7:00 p.m.