



Avery's Fields
Homeowners
Association
May 12, 2008

ANNUAL HOMEOWNERS MEETING MINUTES

Attendance: Mike Sherry, Bruce Grinager, Tim Kopaniasz, Chris Beiter, Ed Sarver, Bob MacZura.

Absent: Bob Gillenberger, Jr. of RJ Development (Conflict with another meeting)

The meeting at 203 Jacob's Court was called to order by President Mike Sherry at 7:00 p.m.

Welcome:

- Board President Mike Sherry welcomed all homeowners and thanked them for their attendance.

Budget:

- Treasurer Bruce Grinager reviewed the 2007 financial summary and reported that the AFHOA now has approximately \$21,000 in the operating account. The size of the account reflects the fact that most of the AFHOA expenses for the year have not yet been incurred. The reserve account now contains \$10,200 dedicated to capital expenses anticipated for the barn, the street lights, the pond, and the fences. Dues have not been increased for three years and will not be increased this year.

Clean-up Day:

- A clean-up day will be posted on the website for work on the pond spillway and painting at the barn. Other needs may be addressed as well depending on the number of volunteers who come forward.

Nominating Committee:

- The Board's nominating committee is seeking 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.

Avery's Field Website:

- Homeowner's are encouraged to use the AFHOA website for communicating within the AF community. Homeowners can update their information on the website directory and find other information such as the covenants and the minutes of the Board meetings.

Grounds:

- The Board put out a proposal for bids for landscaping/mowing services and has approved a bid from JML Landscaping, Inc. that is significantly below the previous contract. JML has begun lawn cutting and spring clean up. Some areas missed in the first cut have been identified and were addressed during the most recent cutting. One area behind the homes on Christina's Court still needs to be addressed.
- 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 weeding at the entrances to Avery's Way and Deemer's Drive, and replacement of fence rails.
- A major replacement of fence rails is anticipated in the near future. Options include purchasing treated rails or application of treatment to preserve the new 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. There will be another application at the end of the summer.

AFHOA Garage Sale:

- The annual Avery's Fields garage sale is scheduled for Saturday, May 17, 2008. Signs will be placed and an ad in the newspaper will be run this week. Homeowners who wish to participate can obtain balloons for their mailboxes from Chris Sherry at 310 Deemer's Drive.

Governance:

- Homeowner's were reminded that ownership in Avery's Fields is also a commitment to abide by the covenants of the AFHOA. The Board has an obligation to enforce the covenants for the benefit of all homeowners. Only those issues specifically noted in the covenants are the responsibility of the AFHOA. Violations of municipal ordinances should be referred to the proper authorities. The Board has the authority to levy fines against any homeowner who is in violation of the covenants if the problem has not been corrected after the receipt of notice of the violation. Homeowners should be aware of the requirements in the covenants and should refer to them before taking any significant action

relative to their home or property. The covenants are available on the AFHOA website if a homeowner does not have a hard copy.

Mailbox Information:

- The AFHOA covenants require all homeowners to maintain their mailboxes and posts in accordance to the original post and mailboxes approved for the neighborhood. This requirement adds to the aesthetic appeal of our neighborhood. The Board has approved three options for homeowners needing a replacement mailbox or mailbox post:
 1. Purchase a mailbox from Platinum Lighting on Rt. 19, Cranberry. Indicate that you are from Avery's Fields. The appropriate mailbox will be ordered at a cost of \$55 plus tax. Mailbox posts may also be ordered.
 2. Purchase a mailbox from The Country Mailbox Shoppe, Greensburg, PA. Cost and contact information was provided in the most recent AFHOA newsletter. Mailbox posts may also be ordered.
 3. Purchase a standard black mailbox from a local hardware or home improvement store.

Adjournment:

- Meeting adjourned at 7:50 p.m.