



Avery's Fields
Homeowners
Association
August 12, 2007
MINUTES

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

Management Firm:

- Members reviewed the welcome packet sample provided by Bob and it was approved for distribution with a few minor changes.

Finance:

- Members reviewed the list of homeowners who are late with their assessments. The Board discussed the possibility of a late fee being attached when assessments are not paid in a timely matter but took no formal action at this time. Bob was directed to have Malone Services send a letter to all who are over 90 days late in payment indicating that they have 10 days to pay or the issue will be taken to the magistrate. All legal and other fees will be added to the assessment of the homeowner.
- Members reviewed the monthly financial statement.

Buildings and Grounds:

- The Board approved the request for a fence as specified in the application submitted by the homeowner of 209 Jacob's Court. The fence design meets all requirements of the covenants. Mike had previously reviewed and approved a fence to surround an inground pool at 118 Avery's Way.
- The Board was informed that 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 a lack of power. Bob is continuing his efforts to hire someone to repair the lights and determine the source of the problem. Apparently the street lights are fed directly from the power lines without any type of circuit breaker and are susceptible to shorts which burn out the supply lines. Repairs are expected to be somewhat costly. It was suggested that Bob may be able to get original plans from the developer or the township to trace the power lines.
- The Board agreed to post specific work items on the website and recruit volunteers when items arise rather than have a fall work day. It was suggested that a work day/neighborhood picnic be held in the spring with a focus on improving the condition of the pavilion.
- The Board agreed to send a final letter to the Zottola residence indicating that they have until August 30, 2007 to repair their mailbox post or a fine of \$5 per day will be levied by the Board until the repair is made. Bob was instructed to conduct a review of all mailboxes and posts in the neighborhood prior to the next Board meeting.

Adjournment:

- Meeting adjourned by unanimous agreement.