

Village of Princeton Homeowners Association
Council Meeting
April 29, 2020

I. The meeting was called to order at 9:02 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Tom McGinn, Dick Linden and Jeff Smith. Also attending were Karen Mulvey, Landscape Chair, Sandy LeDuc and Janet Burgess and Caroline DeCray, CSK Management. The meeting was conducted via Zoom due to COVID-19 restrictions.

II. Jeff Smith moved that the minutes of the December 4, 2019 Council Meeting be approved. Norm Ricker seconded the motion. It passed unanimously.

III. President's Report

All public buildings within Hershey's Mill will be thoroughly cleaned prior to opening.

A new drainage pipe was installed between the pond and creek at the intersection of Chandler Dr. and Mill Rd. The new pipe and strengthening material will prevent a sinkhole from developing.

As of April 2, two cases of COVID-19 have been reported in Hershey's Mill.

The Board of Directors is exploring the bulk purchase of electricity for all residents of Hershey's Mill. It is hoped that a bulk agreement would result in reduced rates. Signing up will be optional.

The Community Center elevator has been fabricated and is ready to be installed once COVID-19 restrictions are lifted.

IV. Committee Reports

A. Financial

Monthly financial data showed an over budget expense in the Maintenance Account, but this was corrected by charging the water line replacement at 1235 expense to the Reserve Account.

B. Landscape

Karen Mulvey reported that the Village has several drainage problems requiring remediation. Currently there is \$5,000.00 in our budget to address these problems. Karen will develop a prioritized list from which to fund fixes.

Approximately 14 trees have been identified for removal. We are obtaining estimates for the needed work. There is \$10,000.00 in the Reserve Account for this work, and it is expected that this amount will allow all the work to be done.

Weeding of beds has been added to the Dooley-Pyne contract this year.

Due to the cooperation of nearby homeowners, we have a plan to water the beds at our entrances off Chandler Dr. Homeowners will be reimbursed for water used.

Karen plans to provide information on the Spotted Lantern Fly for Rosie Taylor's newsletters. Karen will provide educational material and ask residents to report sightings.

C. Maintenance

Norm Ricker reported that the garage roof replacement is ongoing. The second third of roofs have already been completed. The last third (garages 1221-1243) and mailbox kiosks will be replaced next year.

Replacement of sidewalk steps should start soon.

Two projects are on hold pending relaxation of COVID-19 restrictions. First is the alarm panel battery replacement and reprogramming project. This will be paid for with Village funds. Second is a test to insure front door locks are compatible with master keys held by HM Security. There is no cost for the test, but those locks failing to work with master keys will require repair/replacement at owner's expense.

D. Architectural Compliance

Dick Linden provided a written report to Council members prior to the meeting. He reported that the following ARFs were approved:

- 1179 – front entry fence
- 1190 – gate in front walkway fence
- 1195 – front stoop extension
- 1207 – exterior radon remediation fan
- 1215 – propane tank
- 1220 – front storm door

- 1220 – patio storm door
- 1236 – sun room window replacement
- 1236 – temporary front entry ramp

He received ARFs or inquiries related to the following projects:

- 1180 – addition of rear garage door – withdrawn by owner
- 1195 – downlights over front stoop not approved
- 1197 – deck ledger board problem to be addressed by maintenance
- 1207 – deck extension and privacy wall (Note: These are first of its kind requests. The Council approved in principle the extension of the deck [not to extend from the house beyond the existing deck/sunroom] and a shadow box style (new option) privacy wall. Final approval of the deck and privacy wall are pending submission of detailed plans to the Council.)
- 1213 – replacement of two skylights
- 1239 – deck fire pit appliance not approved

V. Resident Business

Efforts will be intensified to collect two cases of HOA fees in arrears.

VI. Old Business

None

VII. New Business

The Council accepted a proposal from HM Landscape Division to repair a storm drain box. Cost will be charged to maintenance.

VIII. Discussion Items

Since the last Council meeting, revised language concerning the use of grills has been coordinated among members. The new rule will be distributed to all residents as an addendum to our Rules and Regulations.

Our May Open Meeting is cancelled due to COVID-19 restrictions. Plans to hold a spring open meeting will be dependent on the relaxation of restrictions. Currently, we have an Open Meeting scheduled for November. If it makes sense and circumstances allow, we will plan a meeting prior to November. Voting for Council members is currently being conducted by mail.

IX. Information Items

- A. Owner Balances
- B. Miscellaneous Correspondence
- C. Work Order Log
- D. Security Log

X. The meeting was adjourned at 11:00 am. The next Council meeting will be held on May 14, 2020 at 9:00 am via Zoom.