



Franklin Newsletter June 2021

Master Association News:

- **Community Center:** renovation is now on hold while another study is being done.
- **Skedda:** This will allow individuals to go on line and schedule a game or event at any of the HM facilities. The item scheduled can also be cancelled on line. Some events still have to be done through the CS phone number at the present time.
- **Dog Park:** To be placed by the 9th Tee. The area is large and 3 parking spaces will be provided. The MA has rules for the dog park. Kim Morton is in charge. Our village rules regarding dogs exceed the MA's rules for the dog park.
- **Walking Trail:** Maggie Thompson, Kathy Fukui, Ann Lane, Dom and Jason and Chris from HML walked the proposed trail and pointed out a lot of things that the people on Chandler would like. They sent us a schematic of what they would provide for privacy including a lot of small shrubs and flowers, which we do not want. We thought we should have the trees removed first and then tell them what we want planted for privacy. Also, the maintenance of the items planted should be on HML for 18 months to 2 years. By that time the plants should be established. The trail will not be straight. There is an electrical box that can't be moved and there are some trees that can't be removed and they have to go around them. We are working out a proposal and then a contract stating what we want after the trees are removed.

Franklin Village Meeting Notes 6/2421

President's Report:

- **Village Signs:** The three Franklin Village signs at our entrances are being rehabbed. The one on Mill Rd. coming in from the North Gate is already done.

- The street signs showing the numbers of the houses on each cul-de-sac need to be repaired/painted so they are more visible. Carol Gibboni commented on the obscurity of the house numbers on the garages, which should be easier to see.
- **Pebble Board**: The pebble board around the houses has been repaired by Curt Varallo. If he missed anything on your unit, notify your Architectural Zone person.
- **Stucco**: We are waiting for some prices from Curt for repairing the stucco on some units.

Proposed By Law Changes:

- Mike Pincus stated that everyone should have received a copy of the propose changes to the By Laws along with the meeting reminder.
- The 11th Amendment to the Village By-Laws. Exhibit D is for specifications for installation of patio or deck enclosures. We are trying to take it out of the By-Laws and putting it in the charge of the Architectural Committee and if they cannot approve it, it will go to council. Sandy Ogletree advised that if you put an addition on your unit now you are not allowed to have a peak on it. The Architectural Committee would pass along approved requests to council for vote.
- The second part of the amendment has to do with council and a vacancy. 6.4 of the By Laws.
- Vacancies on the village council shall be filled temporarily until the next annual meeting of the homeowners by a vote of the majority of the remaining members of the village council, even though less than a quorum is present. We are proposing to change the language to coincide with the By-Laws. "If a vacancy occurs to due death, resignation or removal, the remaining members, even though less than a quorum is present and by majority vote appoint a replacement to complete the term of that council member and will be required to stand for election at the expiration of that term and at the annual meeting of the homeowners.
- Both changes were defeated by a majority vote following some "*discussion.*"

Committees:

- **Finance:** Jay Harter advised that last year we had many surprises. We started off with a lot of water problems and then a water main break costing \$20,000. We actually had an assessment of \$300 which helped paying the bills for the water problems. We ended up with a surplus of \$4000. We were hoping to have a \$10K surplus because we had a \$10K deficit back in 2019 but this cut it in half. The only other thing that happened in December was \$8000 in snow bills. We beat the snow by \$19K but as you can see, the administrative expenses were a little over. The water bill was 10K over due to the breaks. Also, we decided to change all the alarms, which was not budgeted but we spent \$5K on that. We were the first village in the Mill to update our alarms. There were some other expenses but we ended up making \$4K.

This year administrative expenses are a little down, utilities are a little bit up and snow removal is \$10k over budget. We already spent \$33K; our budget is \$30K so we have \$7000 still in the budget for November and December. We won't know until then if we are okay or if we may need an assessment. If needed, the assessment wouldn't be until next year. Regarding the grading and drainage, which was the biggest problem last year, we budgeted more and we are spending less. We are 6K to the good there and with other fixed expenses and timing issues we are \$7K under now.

I see no surprises coming for the rest of the year. The big thing coming up is landscaping and we aren't ready to talk about that yet. We have \$21K in the budget, and we usually spend it every year. We are just trying to get a handle on that.

Dave Ogletree asked if there was a way to catch a water leakage quicker. The loss of \$10k of water into the soil was huge. Jay responded that we have 8 meters in the whole village. The reason we don't have more meters is because residents don't pay their water bill. Franklin Village pays them.

The bills were going directly to CSK and if I had seen them I would have noticed that there was one meter we were charged a ton for. We went 5 months not paying that only to find out about the meter problem. Jay then went through the average quarterly fees being paid by other villages. We are doing a pretty good job at keeping the fee as low as we can.

- **Landscaping:** Sandy Ogletree reported that the new landscaping zones are Zone 1, 521 to 548 - Maggie Thompson, Karen Dula and Carolynn Hincken, Zone 2, 549- 577 - Arlene Seeger and Hope Wood and Zone 3, 589 – 606 – Ann Lane and Patti George. The first meeting was 6/11 and they reported on their walkabout which was completed.
- During the walk-around with Maggie Thompson, Dom Aleardi, Chris and Jason from HML. Chris recommended doing a rejuvenation of a lot of the shrubs, which means taking things down to the proper level, which is basically bare. In a few cases the bushes will be taken down and replaced with sod. Dom Aleardi spoke with Chris this past week and went over a few things, especially doing things according to the contract. He expressed the displeasure of the council and a lot of residents. Chris promised to do a better job and get to the trimming of our azaleas and rhododendrons so we don't lose our blooms for next year. Since then Dom did not see anyone in our village doing this work. Chris told me that was doing the landscaping in order by village, so we should be coming up in the next week or so for removal of dead shrubs and limbing up trees along Franklin Way.

There are also several trees that have to come down soon for safety reasons. We are waiting for prices on that. We are going to price tree removal to see if Arader, who is used by HML is competitive. Jay has already gotten some prices and we are waiting for HML's to compare them. Once all this is completed we will do a walk around to determine what other areas need plantings.

- **Architectural:** Sandy reported that the volunteers are Julie Herring and Diane Cullen in Zone 1, Jeanette Schmid and Sandy in Zone 2, Michael Weber and Joyce Goodman in Zone 3.

- The committee met on June 3rd, the walk around was completed and residents were notified if they have a responsibility to fulfill. Council will be notified of the responsibility soon. If you are in Zone 1 for Landscaping, you are in the same zone for Architecture.
- **Decorating:** Peg Wolcken reported for Michelle Cohen, who was not able to attend. Bob Cohen noted that Michelle is very grateful for the donations that have been made to the committee's fund. They need some volunteers to help make the decorations, bows etc. Dom stated that there have been many compliments on the job Michelle does at the entrances to our village.
- **Pool Committee:** Jeanette Schmid reported that we had a great response for volunteer requests. The roster was filled in 2 days. We encourage residents to come to the Wednesday night gatherings, BYOB and snacks (no glass.) Mornings at the pool are great and relaxing.
- Dom thanked the people who volunteered this year. He reminded everyone that Ann Lane holds exercise classes on Mondays, Wednesdays and Fridays at 4PM.
- **Social Committee:** Carolynn Hincken reported that there are now 12 women on the Social Committee, planning our social events. Our pool Pizza Party is Wednesday 6/30/21. We have approximately 50 people attending. If you are attending, please bring a chair! Following this event we will have the "Wednesday Night at the Pool" gatherings (BYOB and your own snacks (no glass,)) a Halloween Party and our Holiday Party on 12/18/21 at the Club.

Website: Margaret Callahan gave an overview on the use of the hersheysmil.org website. Visit the site at Franklin | hersheysmill.org) Scrolling to the bottom of our village page, will take you to links to the following:

Franklin Village minutes

Rules, Forms, and Guidance (architectural, landscaping, pool, village). The architectural and landscaping request forms can be printed and filled out by hand, or saved to your computer and filled out electronically.

- **Frequently Asked Questions (FAQ) - Things You Need to Know** - lists trash days, links to the HM Club dining menu, provides gate/visitor info, links to Skedda (the HM scheduling calendar), links to our Committee list, Insurance information, a link to the HM Guide and Digest page, and more.
- **Photos**

Any ideas or revisions can be sent to Margaret at mgttg@yahoo.com

- **Franklin Directories:** Bill Shipley has taken over the maintenance of the phone and email directories.
- **Maintenance:** Dom mentioned that the Maintenance Committee needs a volunteer or 2 to help with minor jobs around the village that do not require a lot of expertise or time. In the past, this committee has saved our village money by doing small jobs around the village.

The meeting was adjourned at 8:45PM