

Village of Princeton Homeowners Association  
Council Meeting  
December 1, 2021

I. The meeting was called to order at 9:00 am by Doug Sizelove, President. Attending were Council members Norm Ricker, Dick Linden, Jeff Smith and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray, CSK Management. The meeting was held in the Ardmore Room of the Community Center.

II. Jeff Smith made a motion to approve the minutes of the Council meeting of October 28, 2021. The motion was seconded by Dick Linden. It passed unanimously.

III. President's Report

Doug Sizelove provided the following information from the most recent MA meeting:

In response to storm water issues, an assessment has been made of the east side of Hershey's Mill. Nine sites have been identified for possible improvements. Costs and priorities will be developed and presented to the MA in early 2022.

Changes to the sports area will require coordination with storm water drainage changes pursued. The MA voted 13 to 5 to remove and not replace the diving board at the pool.

A new, more modern looking website has been developed for HM called Hershey's Mill 55 Plus. Access to all material we have posted is still available through this site.

The Document Review Committee has proposed Amendments to the Bylaws that concern Standing Committees: change Racquet Committee to Sports Committee; add Technology and Nature Group Committees; modify the responsibilities of the Community Center, Pool, and Sports Committees. Doug plans to support all changes when voted on in January.

#### IV. Committee Reports

##### A. Financial

Jeff Smith reported that long standing delinquent owner balances have been paid.

He also reported that through the first ten months of the year the total of both Administration and Maintenance expenses are in line with budgeted figures. The Landscape Other and Grading and Drainage line items are both under budget by a total of almost \$14,000, which helps to offset several line items that are over budget.

##### B. Landscape

Sandy LeDuc recently sent out a landscape update to all residents outlining work completed and work to be done before the end of the year.

Difficulties continue working with HMLD in terms of having work completed and having clear communication regarding additional work that might be done this year.

##### C. Maintenance

Norm Ricker reported that Lint Doctors have complete their work, but we are still waiting for a final invoice.

He said Egan has repaired lower level rear doors at 1175, 1176, and 1178. A new screen has been ordered for 1219, and the complete door for 1177 is still on order.

Norm said Egan is still working to repair items identified during the spring inspection and estimates 85% of the list is done. New items are added as they are found, so work may carry into 2022. An item added to the list at the meeting was repair of the Burman's (1241) rear soffit.

Gutters were cleaned in early November and will be cleaned again in December.

##### D. Architectural Compliance

Dick Linden reported that no new ARFs were submitted since the last Council meeting. There have been no changes to those ARFs that are in progress.

V. Resident Business

Charlie McManus (1220) wants to run a 240 volt/50 amp circuit from his house to his garage to power a charger for his hybrid electric vehicle. This is a first of its kind project for Princeton Village (and HM), so it requires a decision by the entire Council. Dick Linden reached out to East Goshen Township for requirements/codes and learned they are following International Residential and National Electrical Codes. He was told (by Duane Brady) that a permit would be required. After discussion, the Council decided that McManus must submit an ARF (name of licensed contractor, EGT permit) and an LRF (diagram showing location of a trench for buried wire) for Council approval.

VII. Old Business

Doug Sizelove asked about the status of our audit. Janet Burgess indicated that delay in completion has been due to health problems. Since we do not expect the audit to show any significant discrepancies, the Council decided to be patient.

Caroline DeCray informed us that the driver who ran into the wall at our lower entrance has not been entirely truthful with his insurance company. This has resulted in a delay in our receiving money for the wall repair. It is believed that the police report provided by Caroline will result in action by the driver's insurance company. We decided not to repair the wall with our funds since the damage is not visible.

VIII. New Business

None

IX. Discussion Items

Dick Linden recommended that homeowners replace the batteries for their garage door keypads. An email will be sent to residents.

X. Information Items

A. Owner Balances

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

XI. The meeting was adjourned at 10:15 am. The next Council meeting will be held on April 27, 2022 at 9:00 am.