

Village of Princeton Homeowners Association  
Council Meeting  
April 27, 2022

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. Rod Lukens attended the meeting as an observer with the expectation that he will join the Council after the election on May 5 th. The meeting was held in the Ardmore Room of the Community Center.

II. Norm Ricker made a motion to approve the minutes of the Council meeting of December 1, 2021. The motion was seconded by Sandy LeDuc. It passed unanimously.

III. President's Report

Doug Sizelove provided the following information from the recent MA meetings:

In response to storm water issues, assessments have been made by an engineering firm. Sites have been identified for possible improvements. Details and costs have not yet been presented to the MA. Projects will be accomplished on an individual basis rather than aggregating them, so as to keep approvals at the township level. Some projects may require the moving of PECO and Verizon equipment.

Community Center addition plans have been available for review at the CC and Golf Club. Packages have gone out for bid. The decision to actually pursue this project will require a vote by the Master Association. Doug plans to poll the village on this decision and will vote accordingly.

IV. Committee Reports

A. Financial

Jeff Smith reported that the March 30 financial statement showed that overall spending was in line with our 2022 budget. There are small overages in some line items and under spending in others which is expected.

B. Landscape

Sandy LeDuc reported that the landscape season is finally underway. Rejuvenated-pruned plants are beginning to show new growth. The bed next to 1225 has been planted, and the upper entrance plantings should be in soon. Mowing has started.

Residents at 1202 want to plant trees for screening, but the area is very shady. Sandy has found positions that should work. There were two recent erosion problems; 1227 which was solved by cleaning a gutter, and 1238 which will be addressed once a walkway issue is resolved.

C. Maintenance

Norm Ricker reported that the rear door at 1177 has been replaced and the door at 1206 is on the list to be replaced.

CSK is working to have a gutter cleaning scheduled.

Egan has been asked to provide a quote to replace the village address signs which are starting to rot.

Work has begun to repair the wall at the lower entrance.

D. Architecture Compliance

Dick Linden reported the following ARFs were approved:

- 1213 Skylight replacement
- 1219 Skylight replacement
- 1190 Storm door replacement
- 1217 New window installation
- 1217 Re-decking
- 1226 Window replacement
- 1240 Through the roof bath vent
- 1224 Window replacement at sun room

V. Resident Business

None

VII. Old Business

None

VIII. New Business

Several items of new business were discussed:

A suggestion was made to “clean up” the wooded area across from 1216-1219. After discussion, the Council chose not to improve the appearance of the area right now.

Non-conforming walkways at 1220 and 1238 were discussed. Rod Lukens was asked to look at both walkways. It was the sense of the Council that nothing be done to the walkway at 1220 while at 1238 the stepping stone walkway should be replaced with asphalt. Regrading will be required at 1238, and Sandy will have that responsibility.

Carry over funds from 2021 and snow removal costs for this year to date were reviewed to insure Sandy has adequate funding for landscape projects deferred from last year. Sandy is comfortable with her funding given the understanding that any tree removals will be paid for from the Reserve account.

The trash removal fuel surcharge was discussed. We have paid one increased bill to date. Along with others, this will cause us to be over budget in this line. Ed McFalls is meeting with the contractor in an attempt to reduce the cost.

Steps at 1225/1226 and other places appear to be deteriorating and the safety markings have almost disappeared. Rod Lukens was asked to look at them.

Currently, solar collectors of any type other than for pathway lighting are prohibited in Princeton Village. Recently, two residents made inquiries about solar roof panels, one asking about the requirements PV might generate. The Council discussion raised the following issues:

- a. Who pays for panel installation?
- b. Who pays to repair roof leaks?
- c. Who pays for reroofing when that becomes due?

Recognizing there are other issues to consider and to support further discussions by the Council, Doug Sizelove will draft an addition to our Rules or Architectural Guidelines delineating our requirements.

A resident voiced a complaint about the bird house recently added to the garden area near 1240. After discussion, the Council voted 5-0 to allow the bird house.

IX. Discussion Items

None

X. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

XI. The meeting was adjourned at 11:08 am. The Annual meeting will be held on May 5, 2022. The next Council meeting will be held on May 25, 2022 at 9:00 am.