

Village of Princeton Homeowners Association
Council Meeting
May 5, 2022

I. The meeting was called to order at 7:00 pm by Doug Sizelove, President. Attending were Council members Norm Ricker, Dick Linden, Jeff Smith and Sandy LeDuc. The meeting was held in the main hall of the Community Center. Introductions were made of Council members, Committee chairs and new residents

II. Election of Council members

Doug Sizelove explained that the terms of three Council members (Ricker, Smith, Linden) are expiring. Three residents are running for those three seats (Smith, Linden, Lukens) which means that the slate of candidates can be adopted in lieu of an election. Joe Kennedy made a motion to adopt the slate, and it was seconded by Denny Gallagher. The slate was adopted by voice vote, all in favor none opposed. A list of attendees is attached.

III. President's Report

Doug Sizelove provided the following information from recent MA meetings:

In response to storm water issues, assessments have been made by an engineering firm. Sites have been identified, and projects have begun. 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. Council member Reports

A. Treasurer

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. He also reported that our Reserve Account is adequately funded. A report is attached.

B. Landscape

Sandy LeDuc reported that the landscape season is finally underway. Rejuvenated-pruned plants are beginning to show new growth. Upper entrance plantings have been made. Mowing has started. She continues working to maintain an effective working relationship with Hershey's Mill Landscape

C. Maintenance

Gutter cleaning is scheduled this month. The wall at the lower entrance has been repaired. Spring exterior inspection of buildings will be done in May.

D. Architecture Compliance

Dick Linden explained the Architecture Compliance process. Simply stated, any change to the exterior of buildings requires approval through the submission of an Architectural Request Form. The goal of the process is to ensure that any change essentially appears as no change, maintaining the original 1990's look of the Village. He explained that everything is explained in the Village notebook. Dick stressed that all requests meeting our guidelines have been approved and that early contact with him can smooth the process.

V. Committee Reports

Karen Smith gave a Social Committee report addressing those events held so far this year as well as those scheduled for later this year. The Committee was thanked for their innovation in keeping us connected during the isolation of COVID.

VII. Closing Comments

Doug Sizelove acknowledged Norm Ricker's 16 years of service on the Council.

VIII. Adjournment

The meeting was adjourned at 8:07 pm. Cake was served to celebrate Norm's service.

Princeton Village HOA
Treasurer's Report
Semi-Annual Open Meeting
May 5, 2022

Through the first quarter of this year, our expenses were approximately \$3000 over budget, fairly insignificant when compared to our \$500,000 budget. As you may recall, we were over budget last year in our snow removal account. This year, we had only one major snowstorm, so we have a small surplus in our snow removal account which will hopefully hold through the end of the year. Other expense items are either under budget or in some cases, only slightly over budget.

As most of you are aware, a portion of the HOA fee is allocated to our Reserve Fund, about 27%. This money funds our major capital expenses such as painting, roof replacement, paving, etc. As was noted in our President's letter, the amount earmarked for the Reserve Fund was increased in this year's budget in anticipation of some major expenses over the next several years. With no major capital expenses expected this year, coupled with the increased funding to the Reserve Fund, the amount in the Fund is adequate to meet the anticipated expenses in the foreseeable future.

Respectfully submitted,

Jeffrey A. Smith, Treasurer

Jeff Smith

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610-738-0295

Princeton Village
Social Committee Report

December 2021-May 2022
(and a listing of future events)

Members of the Social Committee: Audrey Sizelove (Co-chair), Karen Smith (Co-chair), Leslie McGinn, Gale Banks, Susan Hardin, Kay Ricker, Rosie Taylor, Elizabeth Lukens, Joan Stanek, Carroll Thompson, Angela Linden, Marilyn Krauss, Michelle McLaughlin, Sandy Leduc and Dana Strode-Tritle

The lifting of some the Covid restrictions has enabled the Social Committee to once again plan social activities. Audrey and Karen wish to thank the members of the Social Committee for their hard work in planning and carrying out the following events:

December – Holiday Luncheon at the HM Club held on December 9, 2021.

Ladies Holiday Tea held at the home of Angela Linden on December 16, 2021.

February – Valentine candy bags delivered to each home on February 12, 2022.

April – Dessert Night held at the HM Community Center on April 1, 2022.

May – Refreshments prepared for the May 5, 2022 PV Business Meeting.

Future 2022 Events

May – A Ladies Box Luncheon will take place on May 20th 12:00-2:00 p.m. at the Community Center.

Drinks on the Driveway will start on May 10th 4:00-6:00 p.m.

June – A Road Rally is scheduled for June 15th.

Drinks on the Driveway will take place on June 9th 4:00-6:00 p.m.

July – An Ice Cream Social at the HM Community Center is being planned.

Drinks on the Driveway will take place on July 12th 4:00-6:00 p.m.

August – A Bocce Ball Pizza Party is being planned.

Drinks on the Driveway will take place on August 11th 4:00-6:00 p.m.

September – The Annual Cocktail Party at the Sullivan House is scheduled for September 23rd.

Drinks on the Driveway will take place on September 6th 4:00-6:00 p.m.

October – A Ladies Box Luncheon at the Community Center will be planned for early October.

Drinks on the Driveway will take place on October 13th 4:00-6:00 p.m.

November – Refreshments will be prepared for the November 29th PV Business Meeting

December – A Holiday Luncheon (December 8th), Ladies Holiday Tea and Food Drive are being planned.

The Social Committee would like to thank Rosie Taylor for her dedicated service as Social Committee Co-chair. She has retired from that position and Audrey Sizelove has generously volunteered to assume the co-chair position. Rosie continues to electronically generate the committee's communication flyers, newsletters and other announcements.

The Social Committee welcomes new members and is always open to activity suggestions. Please contact Karen A. Smith at 610-738-0295 or karenasmith2@verizon.net if you have activity suggestions and/or would like to join the Social Committee.

Report submitted by Karen A. Smith, PV Social Committee Co-chair