

Village of Princeton Homeowners Association
Council Meeting
October 26, 2022

I. The meeting was called to order at 9:03 am by Doug Sizelove, President. Attending were Council members Dick Linden, Jeff Smith, Sandy LeDuc, and Rod Lukens. Also attending were Janet Burgess and Caroline DeCray (via Zoom), CSK Management. The meeting was held in the Ardmore Room of the Community Center.

II. Sandy LeDuc made a motion to approve the minutes of the Council meeting of August 31, 2022. The motion was seconded by Rod Lukens. It passed unanimously.

III. President's Report

Doug Sizelove reported the following three items:

Storm water problems are still being addressed and as a result, work on the Community Center addition remains on hold.

The Master Association passed a budget for 2023 that will cause an increase of \$7.77 per home per month in the fee residents pay Hershey's Mill.

Rules for yard sales are being drafted and should be available for review at the next meeting.

IV. Committee Reports

A. Financial

Jeff Smith reported that both administrative and maintenance expenses through September are below budget. Approximately \$7400 of tree work has not yet been paid, but in discussion Sandy LeDuc said there is money in landscaping and tree reserve to cover the expense.

B. Landscape

Sandy LeDuc reported that she expects to be under budget for the year.

Sandy also reported that Chris Miller has left HMLD, meaning that they will be shorthanded until a replacement is found. Remaining projects for us, rejuvenation pruning, pruning away from gutters and buildings, pruning of ornamentals, and fall clean up should be accomplished.

She told us that we plan to remove our Ash trees next year, and she has learned of a bacterial disease affecting Oak trees. The disease does not kill the tree quickly, but requires increased pruning. Eventually trees will have to be removed.

C. Maintenance

Rod Lukens reported that Egan has been in the village to work on a long list of tasks that need attention.

D. Architecture

Dick Linden reported the following ARF activity:

Approved: 1176 Front walkway asphalt widening

Pending: 1238 Window replacement

1240 Privacy fence around propane tank (plants will not grow under pine tree)

There was a discussion about a request to replace a front door at 1195. Only two front doors have been replaced in the village, and Dick provided photos along with a pictorial of the proposed new door. Most of the discussion focused on the fact that all glass in the new door is frosted. Eventually the Council voted three to one with one abstention to approve the door. Dick will complete the processing of the ARF.

There was another discussion about a replacement window project at 1180. The window replacement was done by Leroy Bieler, but his replacement of trim was deficient. Repair of the trim is a homeowner expense. Doug Sizelove reported seeing Egan working on the window trim. CSK was asked to obtain more details about this work.

V. Resident Business

Susan Johnson of 1216 has reported that her stairway and walkway are inadequately lighted. She made this same report about a year ago. She and her neighbor, Val Pentony, bought solar pathway lights that provide some help on sunny days when the lights are charged, but they are not adequate. Rod Lukens volunteered to visit the site at night and make a recommendation to the Council.

Doug Sizelove reported that our intersections can be hazardous, particularly the one near 1196, 1197, and 1211. After a short discussion CSK was asked to purchase two SLOW signs for placement within the village.

VI. Old Business

At our last meeting a suggestion was made to ask residents if they would object to solar panels on our roofs. Both Doug Sizelove and Dick Linden drafted survey questions. Before discussing the survey questions, the Council voted four to one that they still wanted to send out a questionnaire. After a discussion the Council voted three to two to send out the Sizelove questionnaire. Both questionnaires are attached to these minutes.

VII. New Business

Kilmac, our snow removal contractor, has raised prices for 2023. The Council believes Kilmac does a good job for us and that the price increase is reasonable. Our agreement with Kilmac was renewed.

The Council reviewed the draft 2023 budget prepared by CSK. Rod Lukens suggested adding money to the Maintenance Account due to increased cost of materials. After discussion, the Council approved a 2023 budget of \$531,300. The quarterly payment per home will be \$1,925. We expect in our comparison with other villages to remain in the middle.

CSK explained that soon insurance companies will not offer the \$7,500 deductible policy we currently hold. If we wanted to raise this deductible to \$10,000, it would require a change to our By Laws requiring a 2/3 vote of residents. The Council asked CSK to draft a change to the By Laws so the Council will have the flexibility to change the deductible amount without a 2/3 vote of residents.

VIII. Discussion Items

IX. Information Items

A. Miscellaneous Correspondence

B. Work Order Log

X. The meeting was adjourned at 10:50 am. The Budget meeting will be held on November 29, 2022 at 7:00 PM in the Community Center. The next Council meeting will be held on December 14, 2022 at 9:00 AM.

Solar Survey Sizelove

Princeton Solar Survey

Two residents have contacted the Council expressing an interest in installing solar devices. The most generally used solar devices are panels and shingles, both of which would be mounted on the roof. The Council has not been quick to decide these requests because both options would result in homeowner owned devices being placed on top of roofs that are maintained, repaired, and replaced by the HOA. Our discussions to date have focused on those concerns.

If all concerns are resolved, the addition of solar devices to the village will result in a small number of homes having roofs that visually differ from our standard.

From a visual perspective only, do you favor allowing or disallowing solar devices in the Village? Please respond to this email with one word. Allow or Disallow

One response per household, only.

Solar Survey Linden

The approved standard PV architectural policy is that all units/buildings “LOOK” like they did at original construction in 1990 or thirty 30+ years ago. Roof mounted solar panels were not foreseen at that time.

PV has 69 units in 19 buildings, some are better oriented or unshaded for solar collection, some not. Overall owner economics will be the determining factor, but the absolute number of owners opting for solar panels is not known.

Solar device panel technology will change/improve over time, possibly leading to a different “LOOK”. In the future, houses/buildings will have (1) no panels, (2) panels with technology A, technology B, and so forth, (3) and some flat, some possibly pitched/tilted for optimum collection.

To our knowledge, there are no roof installed solar panels or under active consideration anywhere within HM.

Attached is a typical PV unit (1) without and (2) with solar panels (photo shopped)

From a visual perspective only, do you favor allowing or disallowing solar devices in the Village? Please respond to this email with one word. Allow or Disallow

One response per household, only.