

## **ASHTON VILLAGE COUNCIL MEETING MINUTES -- April 11, 2023**

1. The **Regular Council Meeting** was held in the Paoli Room, Hershey's Mill Community Center, on April 11, 2023. Present: Kirk Leighton, Ron Vaughn, Linda Stevenson-Force, Lanita Kemezis and Debbie Marchiano. Absent: Mike Trio because of illness. Guest: Christine McCormick representing HM Nature Group and Ashton resident advisor. Kirk called the meeting to order at 11:04 AM.
2. **Today's Agenda:** Because we had a guest, Christine McCormick, we agreed to begin our meeting with the **Lewis Garden Update:**

Kirk was asked to give a short history of the Lewis Garden, begun by a former Ashton resident and avid gardener. Kirk is himself an accomplished gardener and initiated the idea of refurbishing this wooded area around the walkway on the south side of Chandler Drive in Ashton Village.

Christine followed up with a sketch of the garden area, another of possible priorities for a phased approach to refurbishing this area, and a list with photos of possible plantings. She worked previously with other representatives of the HM Nature Group and worked up a presentation to share with Mike and, recently, with Kirk and Lanita.

Christine's overview included suggested Priority Areas so the improvement plan might be sequenced. The first area for consideration might be along Chandler Drive, the eastern most section, noting that some trees are dead, diseased or are dangerous in their overhang. Kirk has previously obtained a commitment that the MA would assist in the cost of this project. We discussed the sequencing of the project, looking at a timeline of more than a year, and adding varieties of shrubs, ground cover and wildflowers, all to be shade tolerant and balance effort and budget.

Linda suggested that we also look to the north side of Chandler where Lori Goodz, #14, has done a wonderful job planting and caring for the showy garden in the area of the quads.

We discussed that over the next 12 months we'd be preparing the area and soil and need to look to Hershey's Mill Landscaping to be part of our "garden team." Kirk asked if Christine would continue to assist in project management.

Ron Vaughn made a motion that Council allocate \$2,500 "seed" money, a starter sum to begin Phase One of the Lewis Park Renovation as we look for financial assistance, as mentioned, and that Kirk Leighton and Christine McCormick co-manage the project, calling upon their expertise, resources and contacts. It was suggested that Lori Goodz be asked to be part of this garden team of overseers. Lanita seconded the motion. The four members of Council present approved.

3. **Minutes from March 14, 2023** were reviewed. It was suggested that the cost of the Reserve Study with RESERVE ADVISORS, LLC, be added to those minutes. That proposal was accepted at a cost of \$3,900. Also, Paul Day had already given

## **ASHTON VILLAGE COUNCIL MEETING MINUTES -- April 11, 2023**

proposals for work in areas #105-109, not stated as such in the minutes. Linda made a motion to accept the Minutes as edited. Ron seconded. Approved unanimously.

#### **4. Financial Report:**

Linda gave the **Treasurer's Report**.

Total **Revenue** for month ending February 28, 2023 was \$60,529, actual. Total **Expenses** were \$53,618, with Net Income of \$6,900 for the month and running ahead about \$10,000 for the year. Linda noted that Trash is still a little high, primarily because of fuel charges, and Water has decreased by almost half. Her report was "favorable; we're ahead."

Outstanding **Receivables** are \$15,657. Letters have been sent to residents having delinquent accounts along with their account histories and balances due, consistent and in accordance with the Fair Debt Collection Act.

Lanita made a motion to accept the Financial Report. Kirk seconded. All approved.

#### **5. New Business:**

-- **Ashton Spring Walkthrough** took place on March 22 with HML, Chris and Karen Givens, and Council. Proposals for the work to be done will be forthcoming.

-- **Legal Determination of Common / Non Common Areas and Repairs** and Legal Interpretation/explanation of Homeowners Association's Water & Sewer Lateral Responsibilities:

Knowing that we had time constraints, another group was scheduled to use the Paoli Room, we were aware that the discussion would require another meeting, to be scheduled as soon as possible. Today's discussion...

Council has been preparing a letter, with legal counsel, to residents explaining the legal interpretation of responsibility of common / non common areas and laterals and under slab failures. It is Council's intent to clarify the wording of the PA law within our Declaration of Covenants and Easements for the Village of Ashton with regard to the PA Uniform Planned Community Act. We have made several iterations and are still in the process of editing and composing.

**ASHTON VILLAGE COUNCIL  
MEETING MINUTES -- April 11, 2023**

**6. Adjournment:**

The meeting ended because we had to vacate the room. We left the room at 12:44 PM. Kirk will schedule a special meeting as soon as possible so we may continue with the lawyer's draft letter and finalize it.

-- Lanita Kemezis  
Ashton Village Council