

## ASHTON VILLAGE COUNCIL MEETING MINUTES -- May 9, 2023

1. The **Regular Council Meeting** was held in the Paoli Room, Hershey's Mill Community Center, on May 9, 2023. Present were Kirk Leighton, Linda Force, Mike Trio, Lanita Kemezis and Debbie Marchiano. Absent, Ron Vaughn, excused because of a court obligation. Kirk called the meeting to order at 10:38 AM.
2. **Today's Agenda and Minutes from April 11 and 14, 2023** were reviewed. Wording on April 14 Minutes was clarified and edited, recorded and approved. April 11 Minutes were approved. Linda made a motion to approve April 11 Minutes, Kirk seconded. Linda made a motion to approve April 14 Minutes, with edits noted, Kirk seconded. Those present voted to follow the agenda with the addition of #77 leak protection.

### 3. **Financial Report:**

Linda gave the **Treasurer's Report**. Total **Revenue** for month ending March 2023 was \$60,390, actual income. Total **Expenses**, March 1-31, were \$55,496. Net income for the month was \$7,135. Council examined Operating Budget Report, especially costs of Repairs & Maintenance and Exterior Plumbing Repairs.

There remains approximately \$23,777 outstanding in Aging Accounts, owners in arrears, which is of concern, along with outstanding recovery bill-backs and delinquent quarterly dues. A judgement was filed against one owner, as we found it necessary to take legal action.

**Investments:** Our CD, CIT account has expired. We will have updated figures by next month.

**Finance Committee:** We will go over actions and bills under Old Business, to follow.

Mike made a motion to accept the Financial Report. Lanita seconded. The report was approved unanimously.

### 4. **Landscape/Architectural Control:**

-- #49, voted to approve tree in front of house to be removed at owner's request and owner's expense.

### 5. **Violations:**

-- No new info.

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### 6. **New Business:**

-- **Reserve Study** - Council voted to accept **Reserve Advisors** Reserve Study Proposal on March 14, 2023. Mike met with Dave Marino of Reserve Advisors on May 3, did a walk thru of Ashton Village, reviewed all parts of the proposal, our expectations, Ashton budgets and financial records, signs, sewer and drainage info, tree removal/ replacement and so on. They will present a first-cut of a narrative and graphic report in 4-6 weeks. Mike was impressed with Mr Marino, a knowledgeable civil engineer very familiar with this kind of work.

-- **Spring Power Washing** - 5 Star Power Washers get five stars from several very pleased residents.

-- **Tree Pruning / Removal / Stump Removal** - Kirk detailed and listed individual tree requests and actions throughout the Village, requests from #53, 57, 78, 49, 21. We want to follow a consistent policy in handling trees. Association wants to follow policy of removing dead or diseased trees. Council will review cost estimates and help to remove trees as part of community tree maintenance. New trees in the owners' areas would be at the expense of the owner. We expect a tree policy will be laid out in our forthcoming Reserve Study.

Spring landscaping clean-up includes tree trimming, maintenance, detailed in our spring walk-thru with HML.

-- **Rear Address Numbers** - Council discussed the need for these on all units for emergency purposes. Generally, residents who feel they can be accessed more easily this way had already added their numbers to back facing windows. Further discussion was tabled.

Mike made a motion to approve Action Items. Kirk seconded. Approved.

Mike made a motion to close discussion of New Business items. Linda seconded. Approved.

### 7. **Old Business:**

-- **"Lewis Gardens"** - Council was updated on April 11 by Christine McCormick with Nature Group ideas and suggestions for a plan for the gardens. It was decided then that she will work with Kirk and invite Lori Goodz, resident gardener from across Chandler Drive, to join them in managing the development of Lewis Gardens. The group will continue to work with support from the Master Association. Proposal from Executive Tree Service for removal of dead and diseased trees is being reviewed.

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Council gave permission to proceed with the tree work. Kirk made a motion to approve the initial work and Lanita seconded. Approved unanimously.

-- **Reserve Study** - Reserve Advisors on site on Wednesday, May 3, as mentioned in New Business.

-- **Pressure Washing** - Progressing, work began on lower Ashton Way.

-- **Spring Clean Up and Mulching** - included in our HML contract. Mulching to be done every other year. Guideline, mulch should be a 2 inch layer. There were complaints from along Ashton Way that the layer put down was too thin. Deb will ask HML to come back. Trimming will be done after the azaleas and rhododendron have bloomed.

-- **HML Spring Walkthrough** - List presented by HML, challenges discussed. Estimate for work listed was \$4426. Council decided to have the work done for which there was no charge, and prioritize the work. Linda and Mike will follow this. It is time to procure a new contract. Kirk made a motion to seek competitive bids from other landscape companies. Linda seconded. Council approved.

-- **Asphalt Paving and Pothole Repairs** - The scope of asphalt paving will be large. Discussion was tabled at this time. There is a pothole at #95 and small repairs needed on the entry road. We will move forward with these repairs.

-- **Open Issues with Landscaping in common areas:**

# 49 - cherry tree removal request by owner, at owner's expense

#108 - drainage issue, Cutting Edge/Paul Day to give estimate

# 48 - water problem in front of car ports, wait for Reserve Study

-- **Drainage projects** -- We have made requests for proposals for work outstanding. Many are very complicated situations. We will continue to address these issues and look for remediation.

#30 - reviewing invoices for plumbing, not finishings

#77 - owner detected a small leak around water softener. Kirk spoke to owner. We still need to investigate and gather more info. MOR to go inside to do leak detection.

#24 - bill to be paid for work done in common area by Horn. Owner to be reimbursed.

#69 - sewer backup, snaked the line, to be billed back.

#67 - snaked the line, bill back, read the invoice. Owner advised to contact their homeowners' insurance.

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We have very complicated situations with sewer mains and lateral connections. Mike is exploring coordination and shared costs with HM Master/Sewer Authority in common areas. Noted, we are the oldest community with several older folks and numerous community-wide concerns. We discussed having an ongoing tracking system for these problems.

Debbie noted that PENCO has received many, many calls from owners regarding Council letter of April 26. What does it say? What does it mean? Wording is unclear, too much legalese.

-- **Sewer Mains and Lateral Connections** -- A sewer flush by Greenhill Sewer Authority will be scheduled.

-- **Summer Party** - We want to request that Ferdie Lamb organize again, but realize that she is fully engaged with coordinating the HM House Tour at this time.

Mike and Linda made motions to close discussions of Old and New Business.

**8. Adjournment:**

Linda and Lanita made a motion to adjourn the meeting. All in favor. The meeting was adjourned at 12:28 PM.

Next meeting, June 13th at 10:30 AM in the Paoli Room, HMCC.

**Next Ashton Council Meeting: Tuesday, June 13, 2023 at 10:30  
AM  
in the Paoli Room, H.M. Community Center**

-- Lanita Kemezis  
Ashton Village Council