

ASHTON VILLAGE COUNCIL MEETING MINUTES -- June 13, 2023

1. The **Regular Council Meeting** was held in the Paoli Room, Hershey's Mill Community Center, on June 13, 2023. All Council members present: Kirk Leighton, Ron Vaughn, Linda Force, Mike Trio, Lanita Kemezis and Debbie Marchiano, PENCO. Kirk called the meeting to order at 10:37 AM.

2. **Today's Agenda.**
 - Add to New Business - Demolition of Damaged Garage at #103. This was an emergency removal because single garage was hit by a hit and run vehicle and left garage structurally unsafe. Garage was leveled by demolition crew May 27. Lanita made a motion to remove garage retroactively with emergency notices to Township. Linda seconded. Council requested three bids for reconstruction to be sent to Debbie.
 - Add to Agenda Donald Martin.
 - Mike made a motion to approve the Agenda with the additions. Linda seconded.

 - We inserted Resident/Guest Don Martin #32 into the agenda, at his request and council approval. Don was welcomed by Kirk at 10:45. Don spoke on the matter of "lateral issues" in Ashton and his disagreement with the financial responsibility for repairs and replacement of laterals per current regulations in PA Uniform Planned Community Act. Don acknowledged the arduous months of research done by Council representing Ashton HOA on this matter, but stated his, and others, disagreement with legal opinion and wanted to put different wording related to owners' financial responsibility to a vote of 100 residents.

 - Mike stated that Council acted with thoughtful, sincere and thorough due diligence on behalf of owners, themselves included. Don said he gained greater insight into Council's decision for financial responsibility in this matter, but remained in disagreement.

3. **Minutes from May 9** were then reviewed. Wording under **Landscape** should read #49, Council did vote to approve the removal of tree at owner's request and owner's expense. Mike made a motion to approve the Minutes with the revision. Linda seconded.
 - Council noted with sadness the passing of longtime resident Carl Copeland, Chandler Drive #21.

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4. **Financial Report:**

Linda gave the **Treasurer's Report**. Total **Revenue** for month ending April 2023 was \$56,982, actual income. Total **Expenses**, April, were \$52,522, Ahead \$4,460 for the month and positive \$20,299 for the year.

Council examined Operating Budget Report, especially costs of Repairs & Maintenance and Exterior Plumbing Repairs. Electricity was down, water cost down, trash and exterior plumbing up.

Delinquent/ Aging accounts: #35, 50, 53. Noted was a POA request for a payment plan for #35; we expect payment-in-full to be made.

Council asked for a report on the Cash in our Reserve Fund so we can do a cash analysis. Deb will present to PENCO.

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

5. **Landscape/ Architectural Control:**

-- New applications submitted:

#17, patio, approved

#49, tree removal, approved and complete

#78, request for new windows, approved, based on the condition that our standards, color and size, are met.

-- Motion to approve, Mike, seconded by Linda. All in favor.

6. **Violations:**

-- #109, vehicles, parking congestion complaints. We will continue to look at parking issues for the safety of residents, particularly with congestion, vehicles/ trucks blocking entry and exiting area.

#60, makeshift fence is an eyesore, as is clutter. There have been repeated complaints. Owner appealed request to remove; request denied per motion by Mike and seconded by Linda.

#95, owner filed complaints about #80s dumping branches in pile along roadway. Council noted that this is a longtime practice for HML to pick up branches and limbs gathered by owners.

-- Mike made a motion to close discussion. Lanita seconded.

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7. New Business:

-- **#103 Garage** - As reported previously in these Minutes, Garage suffered a hit and run which damaged the integrity of the entire single structure. Calls were made to HM Security, insurance company, construction, EG Police, and emergency notification to EG Township, thank you Debbie. DT DeLuca Demolition Company was called in to tear down the entire structure on May 27. Neighbors and Council gave high praises for the job they did and the entire cleanup of the structure. Mike made a motion to approve this emergency demolition retroactively, Lanita seconded.

Next step - we need to contact an engineering group and request drawings and proposal very quickly. Bustamante will give us a quote. Deb will continue to pursue insurance coverage and we will seek estimates from engineers. Deb was given approval to request proposals for this reconstruction project.

-- **UPCA Amendments** regarding owner/association responsibilities have been adopted by the State on May 2 and published.

-- **Verizon Upgrade, Last Call** - great effort was made to contact and inform 30+ Ashton residents who had, up till this point, NOT responded to this systematic, cost free opportunity for all of Hershey's Mill to upgrade routers and equipment.

-- **Ashton Summer Party** - we praised Ferdie Lamb and her committee including Joanne Henderson, for planning and organizing events in the past. We look forward to another outdoor Summer Party. Deb will ask Ferdie if she will organize again.

-- **Asphalt Paving/ Pothole Repairs** - these issues will be worked on next week.

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.

8. Old Business:

-- **"Lewis Garden" Refurbishing** - Council was updated on April 11 by Christine McCormick with ideas and suggestions for a plan for the gardens. It was decided then that she would work with Kirk and Lori Goodz, resident gardener, in managing the development of Lewis Garden. Kirk reported that Phase 1 of project, removal of dead and/or diseased trees by Executive Tree Care, has been completed with MA sharing the cost, half of \$4,850. The committee, along with Paul Day Jr, will continue to work with support from the Master Association.

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-- **Reserve Study** - Progress Update: 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. Mr Marino has been in contact with Debbie and Mike for additional information. The first-cut of the report is expected very soon. Mike was impressed with Mr Marino and restated his confidence in this consulting engineering firm.

-- **Spring Pressure Washing** - 5 Star Power Washers get five stars from several very pleased residents. Work yet to be completed on north side of Chandler.

-- **HML Spring Walkthrough** list tabled for now, with priorities to be revisited at next meeting. Spring landscaping clean-up includes tree trimming and maintenance, detailed in our spring walk-thru with HML. Lanita made a motion to prioritize work to be completed, Mike seconded. Mike and Linda will meet on the finances of the work this week.

-- **Asphalt Paving and Pothole Repairs** - The scope of asphalt paving will be small. Kirk is looking for another competitive bid. 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. We are looking for bids for curbing.

-- Open Issues with Landscaping in common areas:

#108 - drainage issue, Cutting Edge/Paul Day, all approved \$3600. We acted on this.

48 - water problem in front of car ports, part of Reserve Study

#105 - complete, cost \$6200 split with Sewer Authority, main sewer block.

#24, #30 - work complete and paid

#106-108 - estimates forthcoming

#44 - garage mud, proposal sought

-- **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.

#75 - monitoring water to check for possible leak; no further action at this time.

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

-- **Summer Party** - We hope that Ferdie Lamb will organize again, as noted above. Kirk will talk with her.

Mike and Kirk made a motion to close discussions of Old and New Business.

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9. Adjournment:

Lanita and Mike made a motion to adjourn the meeting. All in favor. The meeting was adjourned at 1:07 PM.

**Next Ashton Council Meeting: Scheduled for Tuesday, July 11,
2023**

TIME AND LOCATION TO BE CONFIRMED

-- Lanita Kemezis
Ashton Village Council