

ASHTON VILLAGE COUNCIL MEETING MINUTES -- July 10, 2023

1. The **Regular Council Meeting** was held at the Sullivan House, Hershey's Mill, on Monday, July 10, 2023, rescheduled from Tuesday, July 11. Council members present: Kirk Leighton, Linda Force, Mike Trio, Lanita Kemezis and Debbie Marchiano, PENCO. Ron Vaughn absent. Kirk called the meeting to order at 10:21 AM.

2. **Today's Agenda and Minutes:**

Mike approved the **Agenda** for today's meeting. Kirk seconded.

Minutes from June 13 were then reviewed, noting repeated delinquencies in payments of quarterly fees, and history of identified accounts. Both Linda and Kirk made a motion to approve the Minutes. All in favor. These Minutes will then be posted to Ashton Village, Hershey's Mill website.

3. **Financial Report:**

Linda gave the **Treasurer's Report**. Total **Revenue** for month ending May 2023 was \$56,833, actual income without late payments and late fees. Total **Expenses** ending May, were \$58,959, \$809 over budget. Actual Net Income, Operating Income is \$1,501. YTD is +\$32,788, showing funds we didn't spend, largely from snow budget.

Linda stated she has questions about our Cash Reserves, the explanation of how they are reported by PENCO. We need clearer accounting and clarity on cash available. Debbie has passed on our requests and said Controller Tennity is preparing that info for us. Council continues to be vigilant in its financial oversight responsibilities.

Linda continued, street lights are up, water charges down. Deb reviews all bills that come in and discovered our water bill was low. Her investigation with AQUA showed that one of our meters wasn't working. An additional bill of \$7K was owed. Deb negotiated a payment plan for Ashton to make up this "surprise" billing.

Aging/ Delinquent accounts: Funds have come in from #35 and #50, clearing those accounts. #53 is beyond 90 days in arrears, making it necessary to submit to attorney to make contact pursuant of collection, consistent with HOA procedures.

There was no further report from the **Finance Committee**.

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

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4. Landscape/ Architectural Control:

-- New applications submitted:

#43, patio, resident B.Vain is the contractor. Application was approved with the stipulation that work is consistent with Ashton standards, especially as the patio is visible along Chandler Drive.

Lanita made a motion to approve application as submitted. Linda seconded. All approved, noting landscaping in this area will be open for discussion.

5. Violations:

-- #109, neighbors continue to complain about the general nuisance of pickup truck in this lower Ashton area, congesting driving and parking and general noise, revving the engine from this loud vehicle. It was described as generally "disturbing the peace." Communication with owner is ongoing.

#60, continued complaints about makeshift fence as clutter and eyesore. Owner appealed request to remove fence to contain feral cat; request denied last month. Owner has not complied and will be fined.

#95, owner's complaint about placing branches in a pile along roadway was addressed, found that this was a longtime practice for HML to pick up branches and limbs gathered by owners.

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

6. New Business:

-- **#103 Garage** - As reported in previous Minutes, Garage suffered a "hit and run" which damaged the entire structure which had to be demolished entirely. Deb reported that after much investigation we can't conduct a sound legal case, though we now have a photo of an Amazon truck and delivered package in that area at that time. Contractor Bruce Bustamante will be on site today in preparation for rebuild and to rendering drawings for reconstruction. Following Council meeting, All Council members gathered at the #103 site and spoke with Bustamante to discuss the plan.

-- **UPCA Amendments** regarding PA regulated condo owner/ association responsibilities and operating procedures. Additional requirements have been adopted, State House Bill, added to May 2 of this year and published. These updated regulations will require that we do an amendment to our documents and declaration.

Two noted specifics are: 1) In the event that 3 or more members-in-good-standing are running for HOA office, the HOA will have to conduct a "candidate's night," and, 2) It is now legal to conduct meetings, record minutes and communicate with residents **electronically**.

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Deb advised it is best to temporarily hold off on incorporating these new UPCA regulations as they may change or be updated again.

-- **Verizon Upgrade, Last Call** - great effort was made to contact and inform 30+ Ashton residents who had NOT responded to this systematic, cost free opportunity for all of Hershey's Mill to upgrade Verizon service, routers and equipment. It is noted that **Last Call** to reach those who have not responded has been extended, with daily announcements, but FREE scheduled installations by technicians are coming to an end.

-- **Ashton Summer Party** - Council hopes that Ferdie Lamb, Joanne Henderson and the "Social Committee" will continue with organizing a neighborhood Summer Party. Kirk spoke with Ferdie. She agreed to organize a party committee, but suggested that the timing in may be better suited to have the party in September or the Fall, to get beyond residents 'summer vacations. An Ashton Neighborhood Party will be scheduled.

-- **Ashton Community Volunteers** -- Council again acknowledged the volunteer work done by residents and committees and wanted to invite new volunteers to participate. Linda Green offered to serve on a Welcome Committee and others. Council noted Active Committees and invite other residents to step up.

An informal list of **ASHTON COMMITTEES** follows:

Social Committee - Ferdie Lamb and Joanne Henderson, along with others, have been handling Events and Holiday Parties for a long time. Congrats again!

Welcome Committee - we would like to revive this committee, nominating Linda Green to participate, to cover Newcomers, Movers and notifying of those who have passed on. (With the sad passing of Irene Gallagher and the long interruption caused by COVID, we want to activate this committee again.)

Finance Committee - monitoring operating and budgetary issues, Linda Force, Mike Trio and Ron Vaughn.

Gardens / Landscaping Committee - entry way, and holiday decorations,

Sam Blank, Ferdie Lamb, Joanne Henderson, John Davis, Don Martin and several other Ashton Neighbors who pitch in. Thank you!

Lewis Garden - ad hoc committee Kirk Leighton and Christine McCormick co-chairing, Lori Goode, Paul Day Jr, and Mike Trio, with Sam Blank and Lanita Kemezis joining as needed, refurbishing this community garden.

Communications Chair and Committee - Ashton News, with the passing of Irene Gallagher, Council is seeking new volunteers to participate. This could involve the preparation of an informal Ashton newsletter. Debbie Marchiano has been covering the community with news and important info E-blasts. Posting our monthly Council Minutes to the HM Website adds to the info of "what's going on."

Community Volunteers are invited to step up. Email intentions to our Property Manager who will forward. Thanks to all, in advance.

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

7. Old Business:

-- **“Lewis Garden” Refurbishing** - Lewis Garden SubCommittee, Kirk, Christine and Paul Day Jr, met on Sunday to review an incremental improvement plan, establish a plan, look at components, plants and shrubbery for year-round attractiveness. Kirk reported that he located four heavy chairs to be donated to Lewis Garden and identified a marking plaque in the ground. Christine prepared a report that includes suggested plantings with photos of these varieties. Paul will make a sketch of the area.

Lanita noted, with thanks, that Kirk Leighton initiated the revival and refurbishing of Lewis Garden and procured shared “seed” funding from the Master Association. Kirk indicated he’d like to remain involved in this project.

-- **Tree Work** - Includes overgrown tree @ #43. We have a bid from Executive Tree Care. Limbs @ #44 and #46 are included. The project is within budget, approx. \$2800. Kirk asked if Council could approve via e-mail to move projects forward. Linda suggested that for tree work and maintenance we can vote by e-mail then ratify at the following Council meeting. Linda made the motion, Mike seconded. All approved.

-- **Reserve Study** - PENCO received copy of full Reserve Study for the Village of Ashton, forwarded to Council. Council’s task is to read, review and meet to go through the report in its entirety. Are changes or revisions required? Moving forward, how might we set priorities, activities and funding. Our plan is to distribute to all Homeowners. This Study is for the benefit of ALL residents of Ashton. After Homeowners have reviewed and asked questions, our plan is to post on our website, leaving this document in the “good hands” of subsequent Ashton HOAs and everyone in the community. Linda made a motion to this effect. Mike seconded. Council approved.

Council will meet on July 18 to review the Reserve Study.

-- **Spring Pressure Washing** - 5 Star Power Washers. Pressure washing in progress. Work yet to be completed on the north side of Chandler.

-- **HML Spring Walkthrough** - Spring landscaping clean-up includes tree trimming and maintenance, detailed in our spring walk-thru with HML. Council is prioritizing.

-- **Asphalt Paving and Pothole Repairs** - Kirk received competitive bids ranging from \$5800 to \$7400. He recommended a paver in Newtown Square, Tarquini, with whom he is familiar. Mike made a motion to go ahead with this project using Tauquini company. Linda seconded. All approved.

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-- Open Issues with Landscaping in common areas:

- Drainage, water and mud issues noted in last meeting remain a priority and await attention given to these matters in the Reserve Study.

-- Sewer Mains and Lateral Connections -- A sewer flush by Greenhill Sewer Authority will be scheduled for end of July-early August to clean and identify weak areas.

-- Summer Party - We hope that Ferdie Lamb will organize a Fall Celebration, as noted above. Thank you for your volunteer work, Ferdie, on behalf of Ashton Village!

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

8. Adjournment:

Lanita and Mike made a motion to adjourn the meeting. All in favor. The meeting was adjourned at 12:09 PM.

Ashton Council will not formally meet in August.

Council Meeting to Review Reserve Study:

**Tuesday, July 18, 2023
Time to be Confirmed**

-- Lanita Kemezis
Ashton Village Council