

# ASHTON VILLAGE COUNCIL MEETING MINUTES -- October 10, 2023

1. The **Regular Council Meeting** was held at the Sullivan House, Hershey's Mill, on Tuesday, October 10, 2023. Council members present: Mike Trio, Linda Force, Lanita Kemezis and Debbie Marchiano, PENCO. Ron Vaughn was unable to attend because of medical issues. It is noted with sadness that Kirk Leighton, President, passed away on September 21, 2023. Mike called the meeting to order at 10:01 AM.

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

Lewis Garden update was added to the Agenda under Old Business. Linda approved the **Agenda** for today's meeting. Lanita seconded.

**Minutes from September 12** were reviewed. Added to our September discussion about the PECO Electrical issues in #111, we discussed the owner's concern that the problem remains. The electrical box was installed incorrectly and there is an issue with sharing the electrical connection with the neighbor. Our HOA cannot remedy electrical issues and PECO must be called again to assess and remedy, as the owner was told. Minutes should reflect this. With this note, Linda made a motion to accept the September 12 minutes. Mike seconded. Approved unanimously. These minutes will be posted to Ashton Village, Hershey's Mill website.

3. **Financial Report:**

Linda gave the **Treasurer's Report**. Total **Revenue** for month ending August 31, 2023 was \$56,898. Total **Expenses** ending August were \$52,216. Net income, \$4,682, \$12,764 ahead for the year.

She noted there are still outstanding **Accounts Receivables**. #105 - We reached out in writing to the Estate. Tree Maintenance was \$1,500 over budget.

We talked about resolution for rules enforcement and fines imposed on behalf of the Ashton Community.

Lanita made a motion to approve the Financial Report. Mike seconded. Motion Approved.

4. **Landscape/ Architectural Controls:**

-- **New applications:**

#18 - request to remove spruce tree overhanging patio damaging furniture and area. Lanita made a motion to approve, at owners' expense. Linda seconded.

With no additional requests, Mike made a motion to close discussion. Linda seconded.

## **ASHTON VILLAGE COUNCIL MEETING MINUTES -- October 10, 2023**

### **5. Violations:**

**Of Concern** -- Both Debbie, our PENCO Manager, and members of Council have been contacted about some (more than one incident) neighbors' threatening and harassing behavior within our Village. Verbal threats, obscenities and bullying behavior is unwelcome in the Village each of us calls Home. Each of us has a right to feel safe and respected. Some complaints have included a plan to contact local police. Council recommends residents who may feel, or have been threatened, contact Marc Fraser, HM Director of Security, first to record incidents, before contacting East Goshen Police. Council is very concerned, but does not have a policy nor the means to provide additional security to residents. Specific incidents should be documented.

Lanita made a motion to accept and close discussion about violations. Linda seconded. Carried.

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

**Action Requested** - With the passing of Kirk Leighton, President of Ashton Village Council, there is a vacant seat on Council. Lanita made a motion to seat Linda Green as interim member of Council to fill the vacancy and serve until the end of 2023. Linda was recommended for the following reasons: She has full knowledge and experience with property management, homeowners associations, reserve studies and PA regulations. Linda is a positive, welcoming voice for Ashton, already contributing and activating "communications" via volunteer committees and Welcome Committee.

Following the motion made by Lanita, Linda seconded. Council approved unanimously. Mike put a phone call through to Linda Green inviting her to fill the vacant seat on Council. It is noted that at 12:05 PM Linda returned Mike's call to accept the nomination.

**Appointing New President of Ashton Village** - Though the by-laws provide for a direct transference to Presidency by the Vice President, it was noted that Mike Trio will now serve as Council President for the remainder of the 2023 term.

**Landscape Contract** - Council and homeowners have voiced concern about the service provided by HML to Ashton Village. Renewal of next year's contract is due by November 1. We have decided to review other bids. Debbie has arranged for bids from the following: DiStefano Landscape Services, Four Seasons Landscaping, Gordon-Edie Landscape and HM Landscaping. We have received proposals from three, but yet to receive details from HML. We are aware that contracts must include snow removal. We discussed advantages and issues in continuing with HML, primarily about their service and responsiveness to our Ashton community. We suggested a meeting at PENCO office with each of the four providers, to include Debbie, Mike, and appoint

## **ASHTON VILLAGE COUNCIL MEETING MINUTES -- October 10, 2023**

Linda Green as a Subcommittee to meet before November 1st. Lanita so moved. Linda seconded. Motion was approved.

-- **Reserve Study** - The Final Version of the Ashton Reserve Study 2023 is complete with requested edits made. This study provides structure for a plan to cover operational costs for our community, Reserve fees that will be necessary to fund and Reserve contributions necessary for planned activities and work to be done.

We will ask Dave Marino of Reserve Advisors, for official binders of the Final Reserve Study with plans to post the document on Ashton's website.

Lanita made a motion to accept the Final Ashton document as submitted by Reserve Advisors, dated September 2023. Linda seconded. Accepted. We will look to schedule a residents 'meeting in the future if it is warranted.

Linda made a motion to close discussion of New Business. Lanita seconded.

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

-- **Ashton's Fall Celebration** was held outdoors in Lower Ashton Way on **September 19th**. Neighbors enjoyed neighbors, good food was contributed, loads of ice cream sundaes for dessert, and a fabulous band was enjoyed by all. Thanks to Ferdie and her volunteer crew, our **Social Committee**, for arranging and publicizing a wonderful event.

-- **Ashton Homeowners 'Meeting** -- A Special Meeting was held on **October 3rd** in the Community Center to discuss water and sewer laterals, Limited Common v Common maintenance and cost responsibilities of the owners and HOA. Ashton's Attorney, Adam Marcus, Esq. from Marcus & Hoffman, Esq gave background, addressed the relevant Bylaws and facilitated discussion and questions from the group.

-- **UPCA Amendments** regarding PA Act 115, regulated condo owner/ association, UPCA, responsibilities and operating procedures: Additional requirements have been adopted, added to State House Bill on May 2 of this year and published. These updated regulations will require that we do an amendment to our documents and declaration. Debbie told us that the State is still discussing the language of the amendments.

We will pursue further direction from legal council on actions required of Ashton HOA. We noted two specifics in our last Council meeting: 1) In the event that three or more members-in-good-standing are running for HOA office, the HOA must conduct a "candidate's night," and, 2) It is now legal to conduct meetings, record minutes and communicate with residents **electronically**.

-- **#103 - Garage Rebuild** - Insurance money was received, put into escrow. Rebuild project is underway.

## **ASHTON VILLAGE COUNCIL MEETING MINUTES -- October 10, 2023**

-- **Spring Pressure Washing** - 5 Star Power Washers. Work is not yet complete.

-- **Ashton Village Committees** - Update on Volunteer Committees:

**Social Committee** - Ferdie Lamb, Joanne Henderson and others make arranging social events and holiday parties look easy. We thank them for continuing to keep Ashton happily engaged. Next event will be our Holiday Party in December.

**Welcome Committee** - Linda Green and Pam Bennett have begun their work of welcoming newcomers, and will also follow up when one of our neighbors have moved or passed along.

**Newsletter Committee** - Kathi Sullivan stepped up and contacted Debbie offering to reactivate an Ashton Newsletter. We invite others to become involved in **Village Communications**, updates and e-blasts throughout our community.

**Finance Committee** - Linda Force, Mike Trio and Linda Green continue to monitor finance and budgetary issues.

**Landscape Committee** - Entry way gardens, seasonal and holiday decorations. Sam Blank, Ferdie Lamb, Joanne Henderson, John Davis, Don Martin and several other Ashton neighbors pitch in to keep our community beautiful. Enjoyed by All.

**Lewis Garden / Ashton Woods** - ad hoc committee is chaired by Christine McCormick with Lori Goodz, Paul Day Jr, Sam Blank and Mike Trio and Lanita Kemezis joining in with the revitalizing and improvement of this community property. The group continues to follow up with the vision and incremental plan laid out by the committee along with Kirk Leighton.

**Maintenance and Engineering Committee** doesn't yet exist, but Council would welcome resident volunteers with related background to serve as advisors to Council regarding the contractors we hire and evaluation of the jobs completed.

**Community Volunteers** are invited to come forward to participate. Email intentions to our Property Manager, Debbie. In advance, thanks to All.

-- **"Lewis Garden" Refurbishing** - Lewis Garden / Ashton Woods Committee, Kirk, Christine and Paul Day Jr, met in September to review an incremental improvement plan, establish a plan, look at components, plants and shrubbery for year-round attractiveness. Paul was asked to do sketches of the area. Kirk reported that he located four heavy chairs to be donated to Lewis Garden.

Christine, Lanita and Paul met again to review plans, locate donated furniture and move pieces to the Garden. The plaque, placed by Mrs Lucille Lewis, "Ashton

**ASHTON VILLAGE COUNCIL  
MEETING MINUTES -- October 10, 2023**

Woods,” as she named the area, was located. At the Chairperson’s request, Paul later moved what turned out to be sturdy teak furniture to this area for seating.

Today’s discussion addressed tight money, budgetary issues to follow through with this project. It was suggested that we look for other ways to fund proposed work, such as looking for matching funds, donations, in kind contributions and volunteer help.

Following this Council meeting, the group will meet in Lewis Garden to view the layout, hear from Paul about the Committee’s design and proposal. Council met in the Garden area at **1:00 PM, October 10**, with Ron Vaughn, Christine and Paul joining the group.

**-- Annual Meeting and Election of 2024 Council - November 6th in the Cove.** Mike Trio’s term will expire. He is the only incumbent running. Lanita is not running for another term. Three slots will be open. Candidates’ deadline to submit their candidacy and data sheet was September 29. Debbie, PENCO mailed this information, a Proxy/Ballot Form and a copy of each of the candidates data sheets to all Ashton Homeowners. Six candidates are running for Council: Pamela Bennett, Linda Green, Tarrissa Hockenberry, Michael O’Connell, Kathleen Sullivan, and Michael Trio.

In addition to the Election, the President’s Report and 2024 Budget will be presented at the Annual Meeting.

**Meet the Candidates Night** is scheduled for **October 18th, 6:00 PM** in the Cove. Council then discussed the agenda and format for both meetings.

Linda made a motion to close discussion of Old Business. Lanita seconded.

**8. Adjournment:**

Lanita and Linda made a motion to adjourn the meeting. All in favor. The meeting was adjourned at 12:50 PM.

**Ashton Village Annual Meeting:  
Monday, November 6, 2023, 7:00 PM in the Cove**

**Next Council Meeting:  
Tuesday, November 14, 2023, time TBD, in the Sullivan House**

-- Lanita Kemezis  
Ashton Village Council