

VILLAGE OF ASHTON – HERSHEY’S MILL

Annual Meeting

November 6, 2023

Dear Ashton Residents,

As we know, 2023 was an exciting and tumultuous year. The Phillies had us on the edge of our seats and the world was upside down. Although our concerns in our Village are minor in comparison, they are important to all of us.

We were all saddened by the loss of Kirk Leighton our long time President of Council who was a gentleman and friend to us all. We are all better for knowing him and will serve in his spirit to maintain the village as a great place to live.

Council year end summary:

Council: In 2023 Council continued to improve operations and procedures. Initiated best practices including structure for Council business, adherence to Roberts Rules, posting agendas and minutes on the Village website. Identified and corrected inconsistencies with bylaws and PA legal statutes, terms, and industry processes. Worked with residents to update, reestablish various activities, and sub committees in the Village,

Infrastructure: Addressed on going common area ruptures in potable water and sanitary sewer common mains. Mor Contractors were the primary site contractor to perform work. Council also coordinated and updated meeting procedures and created partnerships with vendors and Greenhill Sewer Authority to participate in sanitary sewer repairs. Created direct liaison with AQUA to address future potable water infrastructure updates.

Community Reserve Study: Completed proposal/bid process and selected Reserve Associates to complete the study. There was not a current study which was not in compliance with best practice. Council members worked with Reserve Associates staff engineers as they performed an overall site survey of faculties over many months, identified, and analyzed all the physical common components for repair and capital planning. This work will be phased in for construction over the next 5 to 10 years. Detailed construction engineering is expected to address worst case components first and carefully bid work with competitive vendors in compliance with the study!

Landscape Contract: Hershey’s Mill Landscape contract expires at the end of this year (2023). The council reviewed and addressed ongoing performance deficiencies not in compliance with the contract terms. The contract was put out to bid to perform our due diligence to identify alternative vendors for comparative pricing and scope for 2024. Based on this process DiStephano Landscape Services were selected at a savings of over sixteen thousand dollars.

Landscape/Tree work: With Ashton being the first Village built in Hershey’s Mill, a significant number of trees were addressed. This included removal or pruning of damaged or failing trees. The council is planning a tree replacement program to address appropriate areas for installations funded by the HOA. This includes resident initiatives approved and funded by the HOA such as the Ashton Drive entrance project and the Ashton Memorial Garden proposal.

Financial Summary and projection:

The meeting will include a summary of current and projected budgets, listing of major issues, notes about election of Council Officers, Christmas luncheon and related news as follows:

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|--------------------|-------------------------|---------------|-----------------|
| <u>Financials:</u> | <u>9/30/23 (ACTUAL)</u> | | |
| <u>Revenue</u> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
| Revenue | \$530,721.68 | \$535,037.94 | \$4,316.26 |
| Expenses | \$518,999.41 | \$534,145.91 | \$15,146.50 |
| Gain/Loss | \$11,722.27 | \$ 892.03 | |

The Village will pay \$248,688 to the Master Association in 2023.

| | | | |
|--------------------|-------------|-----------------------------|-------------|
| <u>Budget 2023</u> | <u>2023</u> | <u>2024 Budget Proposed</u> | <u>Dues</u> |
| Revenue | \$774,619 | \$814,612 | \$1,805 |
| Expenses | \$601,425 | \$636,502 | |
| Reserve | \$173,194 | \$178,110 | |

Election:

A call of Candidates notice was sent to individuals seeking to run for Council. We have had an active response from candidates for the three available seats. Linda Force and Ron Vaughn will continue in their respective terms until 2025. A special thanks to council members especially Lanita Kemezis, Council Secretary who is completing her term in office in 2023.

Also, Debbie Marchiano, PENCO Property Manager, who has been with us for seven (7) years and provides us with outstanding service and resources will continue as community manager.

Social and activities

The Council is planning a Christmas luncheon on December 20th at the Country Club so we can all mingle and celebrate the holidays with each other. More information to follow. We encourage all to attend. Special thanks to Ferdie Lamb for all her tireless efforts in keeping our community social.

The Master Association meeting has completed the relocation of the bocci and shuffleboard courts. They are currently concentrating on expanding programs and social activities in the existing facilities like tailgate parties and Octoberfest, etc. At the time the financial market improves, The Board will reactivate the Community center expansion project.

Please provide your address and contact information to Debbie Marchiano, PENCO Property Manager so you may be added to our e-mail "BLAST" list and receive communications. If you do not have an e-mail, you can provide one for your others personal contacts so they can keep you apprised of Ashton events.

Sincerely,

Michael Trio

Michael Trio, Council President

On behalf of the Village of Ashton Council