

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
April 9, 2024**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, April 9, 2024.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Linda Force, Linda Green, as well as Steve Erney from PENCO Management.

Meeting was called to order by Kathi at 1:30 PM.

- **First order of business: Approval of March 2024 Minutes** – approved.

- **Financial Report** from Linda Force:

Month ending	Total Income for month	Total Expenses for month	Total Reserve Contribution	Net Income	Delinquent Accounts in the Village		Roof Loan Balance
					Totals for month		
3/31/24	\$63,783	\$57,846	\$7,258	\$5,936	1 home	\$100	\$598,067
2/29/24	\$59,886	\$60,666	\$7,258	(\$780)	4 homes	\$1660	\$604,243
1/30/24	\$67,282	\$80,970	\$14,078	(\$13,688)	15 homes	\$9,751	\$610,263
12/31/23	\$60,179	\$56,709	\$9,085	\$3,470	5 homes	\$3,293	\$616,263
11/30/23	\$56,842	\$55,064	\$5,675	\$2,502	6 homes	\$4,825	\$622,312

- **Landscape:**

1. Ashton Woods – dependent upon donations. Walkway eroded along Chandler – Master Association to repair. Christine McCormick and Linda Force to open bank account for cash donations.
2. Hydrant cleanup: Corey invoice – approved.
3. DiStefano storm cleanup invoice – approved.
4. Drainage and erosion at 79-82 – DiStefano proposal – approved.
5. Kathi spoke to John Myatt and Ed McFalls of the Master Association. They are to present within 30 days a plan to repair the Chatham basin berm/erosion/“Ashton River” issue along the golf course. The cost will likely be shared between the golf club, Master Association, and Ashton Village, since it is common ground affecting all three.
6. Sod and other options at #75 walkway - estimates from DiStefano and HML to be discussed at next council meeting.

- **Princeton Project / Yellow Dot** – Master Association rollout within next few weeks.

- **Old Business:**

1. Power washing:

- To be re-started in numerical unit order and completed in phases: 1/3 of the Village per year – unanimously approved.
- Offer homeowners who are not on the annual schedule a reduced price to have their home power washed at homeowner expense, while contractor is in the Village.
- Contractor bids needed.
- Power washing needs to be added to the annual budget going forward.

2. Fire extinguishers have been removed by Kathi and disposed of at a hazardous waste event.

3. #103 Garage rebuild - pre-construction has been reviewed. Project is moving forward.

4. Patio concerns of several homeowners – unanimous approval per issue per home.

- **New Business:**

1. PECO power outage and repairs to underground cable. Remaining debris at #37 garage has been cleared and plants replaced by PECO/H&M.

2. Patio doors and windows replacement – must be the approved Ashton brown color, not white. Council made list of those units non-compliant. All those who currently have white patio door and window frames will need to have them painted the approved Ashton colors.

3. Curt Varallo invoice - railings (excluding painting), 2 guard rails, mailboxes – approved.

- **PENCO** reported on the following:

1. Monthly Capital Improvement.

2. Reserve Study discussion – specifically asphalt replacement, and stormwater drainage issues.

- Stormwater inlet/pipe proposals needed.

3. Ashton updated Rules & Regulations project.

4. **Fine Enforcement Policy** completed - to be sent to homeowners.

5. Updated **Pet Rules** completed - to be sent to homeowners.

6. Updated **Parking Rules** completed – to be sent to homeowners.

7. Work orders and maintenance.

Adjournment: Linda Force made a motion to adjourn. All in favor. The meeting was adjourned at 3:20 PM.

Next Council Meeting scheduled for Tuesday, May 14th at 1:00 PM.

Respectfully submitted,

Tarrissa Hockenberry

Ashton Village Council