

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
May 14, 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, as well as Steve Erney from PENCO Management. (Linda Green was on vacation.) Meeting was called to order by Kathi at 1:11 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		
4/30/24	\$67,754	\$59,399	\$7,258	\$8,354	8 homes	\$17,710	\$592,005
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	\$1,660	\$604,243
1/30/24	\$67,282	\$80,970	\$7,258	(\$13,688)	15 homes	\$9,751	\$610,263

- **Non-compliant Homeowner Issues:**

Council noted that many homeowners do not seem to be complying with the Ashton Village approved replacement window and slider frame colors, door colors, and curtain color regulations, and are proceeding on their own without filling out proper paperwork first. This is not acceptable. **Please note that any Ashton Village upgrade or replacement that is not an approved Ashton Village color will need to be painted, removed, and/or corrected. All changes need Council approval before the change is made.**

- All sliding doors, screen doors, and window frames must be dark brown on the outside. White is not an approved color and must be painted dark brown.
- Per the **Ashton Village Rules & Regulations**:
 - *All draperies, curtains, blinds, shades, screens, decorative panels or other types of window or door coverings visible from outside the house shall be a subdued, off-white or neutral color exposed to the outside. The Council may require the removal of any interior window or door covering, which in the opinion of the Council, is offensive or inappropriate when viewed from the outside of the house.*
- It is each homeowner’s responsibility to read the rules and regulations of Ashton Village before making changes. Please contact Steve Erney for the change forms, or check Ashton’s webpage.

- **Architectural & Landscape Change Request Form** and the **HOA Action Form** have been added to Ashton’s webpage at www.HersheysMill.org (under Ashton).

- **Princeton Project / Yellow Dot** – Master Association rollout – Ashton’s Welcome & Social Committee members delivered to all Ashton homeowners.

- **Landscape:**

1. Sod at #75 walkway – drainage issues. Estimate from HML approved by all. To be installed soon.

2. Ashton Woods – volunteers have been planting bushes and plants. The project is progressing nicely.
 3. Parking lines – discussed options for the Village to alleviate parking issues in the tight spots. Estimates needed.
- **Homeowner Requests:**
 - #20 – removal of large garden, replace with grass. Homeowner expense. Approved.
 - #47 – requests handrail. Homeowner expense. Awaiting A&L form.
 - Multiple door and window replacement requests. Homeowner expense. After reviewing change forms, all approved.
 - #34 – awning installation request. Homeowner expense. Approved.
 - #54 – landscape request. Homeowner expense. Approved.
 - #43 – landscape request. Homeowner expense. Approved.
 - **Old Business:**
 1. Power-washing – awaiting estimates.
 2. Grate cleaning – awaiting estimates.
 3. 103 Garage rebuild – issues with Jim Miller contract. Motion made to give contract to alternate bidder KH. Approved by all.
 4. Fireplace flue inspections – options discussed. (Steve)
 5. Dryer vent – we need a list of the homes completed (Steve).
 - **New Business:**
 1. Quads window cleaning: \$200 total for all four quads – Malvern Window Cleaning.
 2. Quad ramp/railing repair – completed by Curt Varallo. Painting will be done over next few weeks.
 3. Mailbox project – completed.
 4. Drainage issues (Chatham basis) – awaiting HMMA to provide a bid.
 5. White sliding doors & windows – list of non-compliant homes complete.
 6. KPI2 gutter installation concerns – list of homes complete. Need to schedule repairs.
 - **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 revision project.
 4. Work orders and maintenance.
 5. 2023 Audit.
 6. Insurance deductible – 2025.

Adjournment: Steve made a motion to adjourn. All in favor. The meeting was adjourned at 3:00 PM.

Next Council Meeting scheduled for June 11, 2024, at 12:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council