

**ASHTON VILLAGE COUNCIL  
MEETING MINUTES  
June 11, 2024**

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The **Regular Council Meeting** was held at the Community Center on Tuesday, June 11, 2024.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Linda Green, as well as Steve Erney from PENCO Management. (Linda Force was on vacation.) The meeting was called to order by Steve at 12:00 PM.

- **First order of business: Approval of May 2024 Minutes** – approved.
- **Financial Report** from Linda Green:

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		
5/31/24	\$63,926	\$54,510	\$7,258	\$9,410	3 homes	\$3,878	\$585,855
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

- **Landscape:**
  1. Ashton Woods – plantings complete. Donations needed for hardscape (stones) under chairs.
  2. Sod installed at #75 by HML to alleviate drainage issues.
- **Architecture/Maintenance/Engineering:**
  1. KPI2 – gutter installation correction needed at a few homes.
  2. Gutter cleaning – awaiting estimates. Further details to follow.
  3. Siding problem at #14 is being evaluated.
- **Drainage Issue behind #107/Ashton River Update:**

Kathi has been in touch with HMMA regarding the massive water runoff (aka Ashton River) along the side of Ashton next to the golf course, which runs into the Ashton/Chatham basin. Due to the berm built by HMMA, the runoff water dams up behind #107 causing a large pond-like pool of water which becomes stagnant and attracts mosquitos. There is no way for the water to flow properly into the basin. HMMA is aware of the issue and is waiting for Jerred Golden (Director of Grounds at HMGC who previously worked on the drainage issues) to provide estimates. With regard to the berm restructure needed, HMMA will have Dan Daley (East Goshen Township Planning Commission) craft an amendment to address the situation. Kathi will follow up with them at the next Master Association meeting.

- **Old Business:**

1. Power-washing – all approved the \$9,487 estimate from Chester County Home Services, LLC. Work is scheduled for end of June for first third of the village. (Work has been completed.)
2. Quad window washing – this has not been done in many years. All approved the \$212 estimate from Chester County Home Services, LLC. (Work has been completed.)
3. Inlet grate cleaning – \$825 estimate from Gordon Eadie approved by all. Don Martin is main contact.
4. #103 Garage rebuild – K&H projected to start work late summer/early fall.
5. Fireplace flue inspections – homeowner responsibility. Letter to all homeowners to follow.
6. Dryer vent list of completed homes – follow-up needed.
7. White screens, sliding doors, windows, trim – list of non-compliant homes complete. Homeowners will be notified to remedy the issue, along with instructions on correct colors of paint to use.

- **New Business:**

1. 15 MPH speed limit signs to be installed on Ashton Way by Curt Varallo for \$180 – approved by TH, MO, KS. Many homeowner complaints about almost being hit by cars speeding up and down Ashton. The majority of homeowners know to drive slowly, but this will also be a reminder to visitors and delivery drivers.
2. #47 railing request – homeowner expense. Waiting for architectural request form to be submitted. All approved. (Work has been completed.)
3. Parking issues at bottom of Ashton:
  - Parking lot lines to be painted in a few areas in Ashton. Awaiting estimates.
  - Casual outdoor meeting is scheduled with homeowners at 101-116 to discuss parking issues.
  - Fines and towing to commence if issues continue.
4. Curtain colors – several homes have non-compliant colors. Homeowners will be notified to remedy the issue.

- **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 – general propane rules to be addressed.
4. Work orders and maintenance.
5. 2023 Audit.
6. Insurance deductible – 2025.

**Adjournment:** Tarrissa made a motion to adjourn. All in favor. The meeting was adjourned at 2:30 PM.

**Next Council Meeting scheduled for July 9, 2024, at 1:00 PM.**

Respectfully submitted by Tarrissa Hockenberry  
Ashton Village Council