

Village of Princeton Homeowners' Association
Executive Council Meeting

Final

Wednesday, October 23, 2024

Ardmore Room

9:00 AM

I. The meeting was called to order at 9:03 am by Jeff Taylor, President. Attending were Council members Jeff Smith, Dick Linden, Rod Lukens, and Sandy LeDuc. Also attending were Janet Burgess and Caroline DeCray (virtual), CSK Management. The meeting was held in the Ardmore Room.

II. Rod Lukens made a motion to approve the Minutes of the Council meeting held October 2, 2024. The motion was seconded by Jeff Smith. The Minutes were approved.

The meeting began with a special 30-minute presentation to the Council by the PV Paint Advisory Group (PAG). All members of this group were present at the meeting for the duration of their presentation: Bill Vazquez, Janet Blessing, Dana Strode-Tritle, Lisa DiGiacomo, Elizabeth Lukens, Carol Wingerd, and Donna Shumaker. This group of interested residents formed in 2023, with Bill Vazquez appointed as the convenor by Jeff Taylor. They were asked to investigate a possible change of color scheme for the upcoming repainting of Princeton Village, and to provide a recommendation for a new color scheme. Each Council member was given an explanatory memo from the PAG, and the relevant Sherwin-Williams paint color chips as a sample.

Jeff Taylor opened with the statement that the village painting project has been deferred to 2026, from 2025. He thanked the group and said that

going forward, members of this group could be enlisted to provide assistance, such as with the bid and contracts process.

Bill Vazquez then opened with a summary of the process the PAG followed in its investigation. Recognizing the need for professional help with paint color research and selection, after the PAG's first meeting, the PAG engaged the free services of the regional Sherwin-Williams commercial paint consultant.

The group also considered these guidelines: a new color scheme must be appropriate for cluster housing, must complement the existing deck color, existing window frames, storm doors, roofing, the stone facing on some units, and potentially, the green garage doors and front doors, and must look good in all light conditions. For the sake of achieving a refreshed and updated Village appearance, the PAG had also reached consensus to limit a new palette to a 2-color neutral palette for the wood siding and trim. The Sherwin-Williams consultant made a site visit to PV with the group, and worked with the PAG over several months to provide professional computer-assisted renderings of what different color schemes would look like.

Over several months, the PAG, after making site visits to other HM villages in varying light conditions, and working with Sherwin-Williams to consider the specifics of Princeton Village, arrived at the recommendation that the two coordinating colors meeting the above guidelines are SW Anew Gray (SW 7030) for the village home and garage siding, and SW Agreeable Gray (SW 7029) for all wood trim. This new color combination also works with the existing green garage and front doors.

During the Council meeting, PV resident, PAG member, and designer Lisa DiGiacomo spoke about how this recommended color combination is successful at aligning with the roofing, deck color, and trim, and marries better than current with the stone facing. She stated that an added consideration is that a neutral palette allows the front landscaping of units

to “pop out” and be visible. The PAG also proposed that any new colors under consideration be test painted on one or more existing home and garage surfaces.

Additionally, the PAG provided to the Council four recommended local contractors to contact for the painting project, three from Sherwin Williams, and one from PV resident Bill Vazquez.

Discussion and questions between the Council and the PAG followed:

- Some on the Council asked to see other SW paint color options and combinations
- Members of the PAG raised the issue of a new color scheme increasing PV real estate curb appeal
- Rod Lukens said that a contractor for this upcoming project has to be prepared to do all the needed wood repair in a pre-painting phase (likely in 2025), then be ready to paint in 2026.
- The Council has not yet determined the process for any decision on a color scheme. The idea of a village-wide vote on any color option(s) was proposed.
- Members of the Council will arrive at a timeline covering the entire wood replacement/repairing and repainting projects, including written contract specifications, contractor bidding, and selection
- Members of the PAG stated that the group is ready and willing to support the Council in any way through the project
- At the end of discussion and questions, Jeff Taylor agreed to consolidate the opinions and follow-up needs of the Council regarding a color change, and then email the members of the PAG with a request for follow-up actions.

See text of the Paint Advisory Group report below for details and additional items.

III. President's Report:

Jeff Taylor, President, began by asking Jeff Smith and Rod Lukens to report on the HM Master Association meeting they attended in his place:

The issues with the Lagoon have finally been resolved, after the scope of the problem and needed work had expanded.

The HMMA has signed a 3-year renewal contract with Blosenski for trash and recycling.

There will be no new HM alarm systems this year.

IV. Committee Reports:

A. Financial

Jeff Smith, Treasurer, reported on the current status of the Administrative and Maintenance expenses. Both were under budget as of the end of September 2024. The Reserve Fund balance was \$271,774.

See Treasurer's report below for details and additional items.

B. Landscape

Sandy reported that she has scoped several projects for HM Landscape Division and AC Tree: several crape myrtles and hollies need to be pruned or removed. She has not yet received all the proposals back, but she is hopeful that pricing will be good. Aeration and reseeding will be happening soon. Sandy also commented that she needs help from any interested PV residents with landscape planning where shrubs and plants need to be replaced.

See Landscape report below for details and additional items.

C. Maintenance

Rod Lukens reported on the status of projects: Repaving of sidewalks at five PV units has been completed, Egan Contractors will begin home maintenance repairs on or about Monday, October 28, Danzot Electric company will install two pergola lights at the lower PV entrance to enhance visibility on October 24, and two more gutter cleanings will take place in November and December.

In addition, Rod reported several upcoming projects, including: speaking with Egan Contractors to replace the upper PV sign, and to repaint the sign at the lower entrance, and coordinating with Jeff Smith to finalize Maintenance-related Reserve Fund items and estimates.

CSK requested a clarification that wood repairs will be planned for 2025 and painting planned for 2026? Council confirmed this. CSK also commented that a wood repair contractor and a painting contractor do not have to be the same company.

Jeff Taylor requested a timeline for the repair and painting projects.

See Maintenance report below for details and additional items.

D. Architecture

Dick Linden commented that he had no new items to report, but wanted to remind everyone that he has some Sherwin Williams paint available in current PV colors to do exterior painting touchups.

V. Resident Business

The Council discussed requests that had been made by the new owner of #1236, John Parks. Rod reported he has met with him and discussed the requests, not all of which are approvable. There is a tree

by the unit which will likely need to be removed. Jeff Smith, Sandy LeDuc and Rod Lukens will confer about this.

VI. Old Business

Reserve Study: Ongoing.

Deck Post Survey: No progress on deck footer physical inspection. Might occur around the end of October, or early November.

VII. New Business

Revised 2025 Budget and Narrative

The Council then held a discussion of the Revised 2025 Operating Budget numbers and narrative.

The following budget topics were discussed:

- Based on the revised Operating Budget, the Council discussed setting the 2025 PV dues at \$2160/Quarter. The Council voted, and unanimously agreed to this.
- CSK reported they had obtained the cost for alarm testing and battery replacement in PV from West Chester Security and Electrical. These numbers were included in the revised 2025 Operating Budget.
- Rod Lukens commented that the \$5K budgeted for Landscape/Paint Prep might not be enough for the removal and trimming of plants and trees currently too close to any unit(s).
- CSK and Council discussed the fact that some maintenance expenses must be charged to operating expense funds, and not to a reserve fund.
- Jeff Smith made the motion for the Council to accept the revised Operating Budget, seconded by Dick Linden. Motion passed unanimously.

VIII. Discussion Items

- Jeff Taylor reported that the Yellow Dot + program was being communicated to EMT stations in the area.
- Council decided to table any discussion of Dick Linden's lower-level rear door replacement policy change
- Council decided to meet informally once before the Budget Meeting to prepare for the meeting.

IX. Adjournment

The meeting was adjourned at 10:43 am.

The Princeton Village Budget meeting will be held Thursday, November 21, 2024 at 4 pm in the Community Center, Wooldridge Hall.

The next regular PV Council meeting will be held on Wednesday, March 26, 2025 at 9 am in the Community Center, Ardmore Room.

Report Submitted from Paint Advisory Group (exhibit illustrations omitted)

Princeton Village Paint Color Advisory Committee October 23, 2024

Over the past several months a group of Princeton Village residents came together to discuss and propose to Council a revised color palette for the Village, in anticipation of the forthcoming painting project. Meetings were conducted over months and additional input was sought from the Sherwin

Williams National Home Builder Account representative for the Philadelphia region.

Consideration was given to:

- ⊙ Best colors for building clusters versus single family homes.
- ⊙ Colors used in other HM Villages as potential examples.
- ⊙ Coordination of colors with existing roofs shingles, storm doors, front doors, and garages.
- ⊙ Color performance in varying lighting i.e. direct sunlight, shade, or shadows.

Consensus was reached on the following points:

- ⊙ Color palette should be limited to two colors for the homes and garages.
- ⊙ Paint project should be continuous, not spread over multiple years.
- ⊙ Final color selections must complement existing deck color.
- ⊙ Color palette should enhance the Village's marketability and curb appeal.

Site visits were made to Inverness and Merrifield Villages which have recently completed major painting projects and offered color palettes that captured the desired Village presentations to enhance their Village image and enhance value to the individual homes.

After significant discussion and consideration of multiple color palettes, the group has reached consensus on a strongly preferred Color Scheme 1 and a less desirable Color Scheme 2. Specifically, both color schemes recommend Sherwin Williams paint colors, **Anew Gray [SW 7030]** as the Body color and **Agreeable Gray [SW 7029]** for all trim.

Please note that in Scheme 1, the recommended garage color is Anew Gray not the Dorian Gray shown in the exhibit. Additionally, referrals for paint contractors were requested from the SW representative and that information is provide below.

Many thanks to Donna Shumaker, Lisa DiGiacomo, Carol Wingerd, Dana Strode-Tritle, Janet Blessing, and Elizabeth Lukens who provided thoughtful input, keen recommendations, and participated as a group to reach a consensus for the Council's deliberations.

Potential Paint Contractors- SW referrals

D & T Custom Painting

Contact: Dogan Ekiz

Cell Phone: 215-478-3372

Email: Dandtcustompainting@gmail.com

Billies Painting Solutions

Contact: Billie Machain

Cell Phone: 484-538-6929

Email: billiespaintingsolutions@gmail.com

Colorful Remedies

Contact: Dan Flaherty

Phone: (484) 888-3836

Email: danf@colorfulremedies.com

General Contractors

Braulio General Contractors

Malvern, Pa

484-318-1734

Email: brauliogeneralcontractorllc.com

Treasurer's Report

Jeff Smith

Administrative expenses through September were \$4337 under budget and Maintenance expenses were under budget by \$16,141. We have \$84k in the Operating Fund and we had an increase of \$5,895 in September to bring the Reserve fund to an ending balance of \$271,774.

I have a draft of the information that will be presented at the Budget meeting in November. As soon as I have the October financial statements, I will include those figures in my report to the residents and email it to the Council members for any suggestions or corrections.

Landscape Report

Sandy LeDuc

Since the last report I've scoped the following projects for HMLD and AC: Holly Project, Crape Myrtle Project, some trees between the houses and garages that need to be pruned (they are in the area of 1220-1236 where the space is narrow).

We marked 5 Crape Myrtles for pruning, one for removal. I've identified 17 Hollies that need to be topped and 5 trees in that alley that need to be pruned.

Arrisons have been commenting that the lawn on the side of the house has been a mess since Comcast dug it up to wire the house. Since I don't know how long ago that was I felt I needed to take advantage of the aeration. I asked HMLD to add topsoil to that area before the aeration. We'll see if that works. I still have several replacement shrubs to source and plant as well as a list of rejuvenation targets.

We're having some issues improving some properties (replacing shrubs and trees, work on lawns) because the owners are either not around for, unwilling or incapable of watering. It needs to be clear that the landscape committee does not have the bandwidth to do this. Asking neighbors or the owner contacting HMLD for watering services are the only solutions I can think of. PV cannot be responsible for watering costs.

I'm getting good vibes on pricing this year on these projects. Once I've received the rest of the proposals and verified the content and understandings, I'll bring the spreadsheet up to date.

Maintenance Report

Rod Lukens

1. On 10/21/24, R. Smith Paving Co. completed replacement of sidewalks at 1218, 1221, 1243, and 1201, and replaced at no cost the paving that was done in the Summer of 2023 at 1235, which was due to a sinkhole that had developed. Total cost for this work was \$13,850.
2. On 10/24/24, Danzot Electric will be doing work at the lower entrance to PV. This includes replacement of a malfunctioning spotlight, installation of an additional receptacle for decoration lighting, and two pergola lights, one on either side of the entrance, to enhance visibility of the entrance. These will be similar to the lights that were installed in the island at the upper entrance. Cost for this work is \$850.
3. Egan Contractors are scheduled to begin house maintenance repairs on or about 10/28/24.
4. There will be two more gutter cleanings this year by Jon Burton, one in November, and one more in December after the leaves have dropped.

5. John Parks, new owner of 1236, has requested trimming of the tree on the side of the house that overhangs the roof. I have previously looked at this tree and believe it should be removed due to its close proximity to the house. I spoke to Mr. Parks last week about his other requests (shed conversion to a shower, stepping stone pathway along the side of the house) and informed him that these were unacceptable changes and explained why.

To Do List

1. Coordinate with Jeff S. final Reserve Fund items and estimates.
2. Review deck supports with Dick L.
3. Address step nosing conditions.
4. Formalize paint specs, proposal, timeline.
5. Obtain cost proposal from Egan to replace the PV sign at the upper entrance and repaint the sign at the lower entrance.
6. Review with Sandy L. trimming of plants and trees ahead of the painting project. This could be extensive and require allotment additional funds.