

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
March 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, March 11, 2025.

Members present: Kathi Sullivan, Tarrissa Hockenberry, Stef Slobuski, Colleen Breene, Jill Adams, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 1:00 PM.

- **First order of business:** Motion was made by Kathi to appoint Jill Adams as the new Vice President of Ashton Council, replacing Michael O’Connell. Approved by all.
- **Approval of February 2025 Minutes** – approved by all.
- **Financial Report** by Stef:

Month Ending	Total Income for Month	Total Expenses for Month	Total Reserve Contribution	Net Income	Delinquent Accounts in the Village Totals for Month		Roof Loan Balance
1/31/25	\$65,005	\$72,501	\$8,896	(\$7,496)	12 Homes	\$9,215	\$536,235
2/28/25	\$68,614	\$74,347	\$8,896	(\$5,733)	7 Homes	\$3,180	\$529,960

- **Landscape:**
 - Stef to take over as landscape liaison.
 - In lieu of mulch this year, the cost associated with the mulching will go toward other village-wide landscaping needs. Waiting for clarification from DiStefano on exact charges.
 - In the interest of saving time between council meetings, a motion was made by Kathi to give tentative approval for DiStefano to start the landscape projects as long as the projects do not exceed the mulch fees of \$39,680.11. Approved by all.
- **Old Business:**
 - Fireplace flue inspection letters to be sent to specific homeowners who have not responded to multiple deadline requests.
 - #17 chimney issue – homeowner responsibility. Completed.
 - Garage walk-through scheduled for April 15. Non-compliant homeowners will receive letters.
 - Rules revisions project ongoing.
- **New Business:**
 - Parking lot lines needed in several more areas. Steve to get quote from Chester County Home Services.
 - Street light cleaning, bulb replacement. Steve to get quote from Chester County Home Services.
 - Trash cabinet doors were evaluated and repaired as needed by Chester County Home Services.

- **PENCO** reported on the following:
 - Monthly Capital Improvement.
 - Reserve Study discussion.
 - Work orders and maintenance.
 - Delinquent accounts.

Please note: Ashton Village is an HOA with rules and regulations. ALL architectural and landscaping changes must be approved by Council. Please contact PENCO for change forms.

Adjournment: Steve made a motion to adjourn. All in favor. The meeting was adjourned at 3:30 PM.

Next Council Meeting scheduled for Tuesday, April 8th at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council