

ASHTON VILLAGE COUNCIL
MEETING MINUTES
April 2025

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, April 8, 2025.

Members present: Kathi Sullivan, Tarrissa Hockenberry, Stef Slobuski, Jill Adams, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 2:00 PM.

- **First order of business: Approval of March 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
3/31/25	\$65,002	\$56,945	\$8,896	(\$5,173)	1 Home	\$240	\$523,486

- **Guests met with Council prior to the start of the meeting:** Don Martin, and Hugo from Horn Plumbing joined to discuss ideas to improve the ongoing plumbing issues at the bottom of Ashton Way. Most of the mains have been replaced over the years, except for a section of 8 homes. Upgrades needed. Further planning is needed to budget for this project.
- **Landscape:**
 - Discussed Chatham basin and berm and Ashton River drainage issues and possible solutions. Still waiting for HMMA's plan on this project, which we have been asking about for over a year. Kathi to follow up with HMMA and possibly ask Ed McFalls to meet with Council.
 - Stone wall beside Quad at #66 has deteriorated and needs to be repaired. Stef will work with DiStefano on possibly funding this repair with the mulch money.
 - Dead shrubs throughout the Village to be evaluated as needed. We are early in the season and some shrubs that appear to be dead may begin to show signs of life in a few weeks.
- **Architectural/Maintenance/Engineering:**
 - Don Martin, Bob Skoog met with asphalt contractor to come up with a gameplan to prioritize the repair areas that must be done this year. Steve recommends Mike Burkholder, at Asphalt Consultants, as engineer to advise on the project as they do all the work in HM. Don to contact him.
- **Old Business:**
 - Fireplace flue inspection letters were sent to 21 non-compliant homeowners. Ongoing project.
 - Marc Fraser, head of security, to join June 3 Open Meeting to discuss monitored vs. unmonitored alarm system upgrades throughout HM.
 - Garage walk-through scheduled for April 15.
 - Rules revisions project ongoing.

- **New Business:**

- \$75k CD is due and needs to be reinstated for 3 months. Stef to follow up with Kathleen Tennity at PENCO.
- Stef and Kathleen to investigate pros and cons of a high yield savings account at Citadel.
- Retaining timbers behind #25 need to be rebuilt as they are leaning. Steve to contact Chester County Home Services. Motion approved by all.
- 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.
- Shed doors need to be evaluated Village-wide. Many in disrepair.

- **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 3:15 PM.

Next Council Meeting scheduled for Tuesday, May 6, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council