

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
May 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, May 6, 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 1:00 PM.

- **First order of business: Approval of March 2025 Minutes** – approved by all.
- **Financial Report** * by Stef:
 - One of the older savings accounts which was at 0.17% interest has been moved into a Citadel high yield savings at 3.5% interest to increase the Village's savings. The two three-month CDs are both doing well. Overall, we are on budget.

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
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
4/30/25	\$72,304	\$60,256	\$8,896	\$12,048	5 Homes	\$6,508	\$517,166

- **Landscape:**
 - Ongoing discussion about the Chatham basin and berm and Ashton River drainage issues and possible solutions. According to HMMA, Dan Daley, the drainage expert, has begun to plan solutions. Berm has still not been reconfigured despite many requests by Ashton. Ashton is awaiting further details on the plan.
 - Collapsed walkway at 106 has been repaired by Horn.
 - **Beautify Ashton Village** is under way with new and/or relocated plantings and shrubs:
 - Rejuvenate the landscaping at the bottom of Ashton, particularly at triangle near 101.
 - Clearing out of overgrown area further up the hill.
 - Repurpose and relocate daffodil and allium bulbs throughout the Village, as well as some azalea bushes that have overgrown their current locations. If any homeowner would like to donate extra bulbs, please contact Stef.
 - Create flower beds at the number signs. The plan is to add perennials to these beds over time while also providing an area for residents to add annuals until the beds are filled with perennials. Don Martin has recruited homeowners near each section to water the plants as needed. Thank you to Don Martin and Sam Blank for volunteering to plant the flowers.
 - Stones were donated by DiStefano near the benches in Ashton Woods.
- **Old Business:**
 - Power washing (1/3 of Village per year), roof blow-off, gutter cleaning to be done within next few weeks, weather permitting. Due to all the rain lately, this could affect timing. Homeowners will be given information on having their gutters cleaned at a group rate.

- Garage inspections on April 15 – letters to be sent to non-compliant homeowners, including those who did not open garage doors on day of inspection. Council will apply measures consistent with the governing documents to ensure protecting the Association’s common areas and maintain garages as necessary. Will follow up with township code enforcement officers and fire marshal who have advised Council on next steps.
- Rules revisions project nearing completion.
- **New Business:**
 - Marc Fraser, head of HM Security, to join June 3 Open Meeting to discuss monitored vs. unmonitored alarm system upgrades throughout HM. This is an initial information session *only*. Village-wide decision/vote will need to be addressed this fall. The project will be implemented in early 2026. Currently, Security is seeking bids for the project. Upon review, HMMA/Security will send information to all of HM once vendor is chosen. *There is nothing for Ashton to do at this time until we have more information.*
 - Per HMMA, Aqua has confirmed an expanded scope of their planned water main replacement project within HM. They tentatively plan to start at the Main Gate and work their way through Ashton toward Zephyr. This project has changed multiple times and may change again. We do not have much information as to timing or what exactly is being done, or if they are even planning work on Ashton Way. PENCO and Council will pass along any pertinent information as it becomes available. Until then, a few projects within Ashton will need to be placed on hold, such as certain asphalt repairs, pipe replacement at bottom of Ashton, etc. Until we know exactly what they are replacing, and how much of the roads will be dug up, we need to await further details. *This is all the information we have at this time.*
 - Shed doors to be evaluated Village-wide – quote expected soon from CCHS. In progress.
 - #112 flagstone grading issue – quote needed from DiStefano. In progress.
- **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.

*Copies of redacted monthly financial reports as well as annual independent audits are available to Ashton Village homeowners upon request. Contact PENCO.

Adjournment: Tarrissa made a motion to adjourn. All in favor. The meeting was adjourned at 2:30 PM.
Next Council Meeting scheduled for Tuesday, June 10, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council