

Village of Princeton Homeowners' Association Executive Council Meeting

Wednesday, June 25, 2025

Ardmore Room

9:00 AM

Major Discussion

1. Wood Repair and Replacement Project: At the Council's invitation, the Council was joined by representatives from O'Donnell Roofing Co., and the new owner of RJ Egan Painting. Council and Egan/O'Donnell representatives proceeded to a lengthy and substantial Q and A discussion involving:

- overall project process, progress, and timeline expectations
- PV residents' questions, complaints, and concerns as expressed to one or more Council members
- staffing issues
- billing process
- project challenges (materiel supply, more rotted wood than anticipated, occasional weather delays)

2. Village Re-Painting Project: Council continued this discussion, with a narrowing of possible color options for a potential paint color change in 2026. Discussed a process for painting samples of two new alternative color selections for residents to view.

Actions Taken

- Council obtained a commitment from Egan/O'Donnell that three (3) carpenters will be on-site in PV going forward for the wood replacement work.
 - Council agreed that, in order for residents to have the opportunity to view and consider a wood siding color change, in the fall Dick Linden will paint some areas of wood siding (a couple of PV garage exterior walls) with two Sherwin-Williams colors different from the existing siding color.
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The meeting was called to order at 9:03 am by Bill Vazquez, President. Attending were Council members Dick Linden, Sandy LeDuc, Dave Shumaker, Rod Lukens, and Janet Burgess, CSK Management.

The Minutes for the May 28 Council meeting were approved unanimously.

I. President's Report:

President Bill Vazquez opened by discussing the purpose and plan for having Egan/O'Donnell representatives present for a substantial Q & A session at the beginning of the regular meeting.

Prior to Egan/O'Donnell joining the Council meeting, Bill recapped the most recent HM Master Association meeting. Highlights were:

- Positive news that after recent storms, the HMMA checked all the completed stormwater management work. The work has proved successful.

- HMMA has received four (4) bids for the new HM Security System in response to the RFP that was sent out earlier. These bids are being reviewed.
- HMMA is having exploratory discussions for possible acquisition of the Golf Club and HM Landscape, which are being offered for sale.

See President's Report below for details and additional items.

II. Meeting with Egan/O'Donnell Representatives:

The Owner/President, the Director of Operations, and a Supervisor from O'Donnell Roofing Co., the new owner of RJ Egan Painting, joined the meeting and introduced themselves. They explained the backgrounds of the original O'Donnell and Egan companies, and their histories with HM and PV.

Led by Bill Vazquez, the one-hour discussion proceeded to a detailed exploration of the following questions:

- overall project process, progress, and timeline expectations
- PV residents' questions, complaints, and concerns as expressed to one or more Council members
- staffing issues
- billing process
- project challenges (materiel supply, more rotted wood than anticipated, occasional weather delays)

Discussion Outcome:

- It was communicated to Egan/O'Donnell that the Council's goal is to have all wood replacement done in 2025.
- Egan/O'Donnell committed to the Council that three (3) carpenters will be on-site in PV going forward for the wood replacement work.
- Egan/O'Donnell stated that their goal and expectation is for PV wood replacement to be completed by the end of September 2025.

III. Committee Reports:

A. Financial

Dave Shumaker, Treasurer, reported that the overall Operations budget status is good. However, his current analysis of Capital Reserve funding indicates cause for concern.

Highlights:

- Including the most recent invoice (June 6, 2025) submitted by Egan, the total cost of the wood replacement work since project start in November 2024 is over \$150,000. Some of this cost would have been paid in 2024, but this total cost to date covers work done on less than 50% of the units.
- Based on the expense to date, Dave estimates that Total Capital Reserves at the end of 2025 will likely be half of what they are today.

Dave discussed his intention to convene a meeting as soon as possible of a new PV Finance Committee made up of four PV residents: Dave Shumaker, Bob Davis, Marsha Rubin, and Jeff Smith (Treasurer Emeritus). This committee will be studying immediate PV finance issues, and planning systematic, proactive methods to evaluate PV's capital needs, estimate and

plan for these costs, and financially manage progress of predictable capital projects.

In light of the need for accurate financial planning and management over the next 1-2 years, Dave made the recommendation for the Council to immediately start a process for developing a statement of work and obtain competitive bids for the upcoming painting project that will follow wood replacement.

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

B. Landscape

Sandy LeDuc is assembling project lists for future action, and obtaining related proposals for tree, shrub, and some perennial removals and/or pruning.

For plant material deemed to be in the way of painters when the village is re-painted, Sandy plans to identify what needs to come out and probably remove these this year, followed by severely pruning other shrubs which are at least partially in the way next year.

See Landscape report below for details and additional items.

C. Maintenance

Rod Lukens reported on a variety of completed or in-process repairs. Highlights:

- A cracked water service line to #1237 was replaced by Horn Plumbing on June 5.

- Horn Plumbing unclogged a 6" storm sewer line between #1176 and #1178. Hershey's Mill Landscape will be engaged to correct related drainage issues to remediate this for the future.
- Danzot Electric has been working to locate and repair a defective electric line which resulted in garage lights at #1240-1243, upper entrance island lights, PV sign lights, and a nearby street light going out.
- Chester County Stucco will be repairing stucco cracks at 16 units, between #1205 and #1236.

See Maintenance report below for details and additional items.

D. Architecture

Dick Linden reported on the Approved and Pending ARFs since the last meeting.

See Architecture report below for details and additional items.

IV. Resident Business

V. Old Business

VI. New Business

VII. Discussion Item:

Princeton Village Re-Painting: The Council returned to the discussion of a potential color change for the re-painting of the village.

- It was suggested by some on the Council that all the wood trim remain the current Sherwin Williams color "Gauntlet Gray".

- It was suggested that the Council should arrive at three (3) alternatives for residents to view and comment on. One of these alternatives will be the existing color scheme.
- It was suggested that a new wood siding color should coordinate with, or be in the same family as, the Gauntlet Gray color. Two suggested alternatives are SW “Agreeable Gray” and “Anew Gray”.
- It was suggested that in the fall these two new alternatives would be painted on some exterior garage walls, or parts of walls, for all to view and comment on. Dick Linden indicated he welcomed suggestions on garages for test painting.
- It was suggested that a statement of work, specifications, and a project timeline for the painting project be prepared as soon as possible. Rod will share a prior statement of work for painting with Council for discussion and comment.

Actions Taken:

A majority of the Council agreed as follows:

- That the wood trim will remain the Gauntlet Gray color when the village is re-painted. Dave Shumaker dissented.
- That the two new alternative colors offered to residents for review and comment will be Sherwin Williams “Agreeable Gray” and “Anew Gray”
- That in September/October 2025 Dick Linden will paint sample areas of these two colors for residents to view and have the opportunity to comment on.

VIII. Adjournment

The meeting was adjourned at 11:13 am.

The next regular PV Council meeting will be held on Wednesday, July 30, 2025 at 9 am in the Community Center, Ardmore Room.

President's Report

Bill Vazquez

1. HMMA meeting – June 5

- a. Stormwater projects
 - i. Merrifield berm
 - ii. Kennett berm moved
 - iii. May 16 storm impact – improvements performed as desired
- b. 29 CIF's to date , behind last year
- c. Pavillion – fans/lights installed
- d. CC acoustics – panel install mid-July
- e. Boardwalk – on hold re: scope of access
- f. Security – 4 RFP responses received, under review- initial impression is costs will be lower than forecast
- g. Sports – groomed tennis courts, bocce next
- h. Pool – open

2. HMMA BOD – 4 openings , incumbents – Andrews – Quaker, Earle – Yardley, Nilon – Springton, new Isselmann- Inverness

3. Golf club discussion –

- a. Value appreciation to all homes
- b. EGT – in support of keeping
- c. Land Lease 2078
- d. HMMA – first right to opportunity
- e. 2007 last upgrades to club

f. Golf – profitable, landscape profitable

HMMA votes to support negotiations to acquire; prepare Q&A for presidents of villages

4. Paint committee – stepped down, will await Council direction on next steps if any

Treasurer's Report

Dave Shumaker

May Financial Activity

Overall operations budget status is good. Income is on budget for the year. Expenses as a whole are running under budget by just under \$7000, or not quite 3%.

May Administrative expense showed a monthly overrun of \$435, leading to a year-to-date underrun of \$1875. The monthly overrun was largely due to an unbudgeted \$450 Social Committee charge for the Road Rallye.

Maintenance expenses flipped from last month's year-to-date overrun of about \$4000 to an underrun of \$5000. An underrun for the month of over \$7000 in "Landscape – Other" is the greatest single factor in this wide swing. On the other hand, last month I noted a 96% underrun in "General Maintenance" – a large overrun in May reduced the year-to-date underrun substantially.

Capital Funding Analysis

A greater concern is the status of our Reserve (i.e. Capital) funding. The Reserve checking account balance dropped by roughly 1/3, or \$24,000 in May, to \$53,000. We can anticipate another similar drop in June, and continuing drawdowns through most if not all of 2025. These drops are due primarily to the ongoing large bills from O'Donnell/Egan, though other unplanned capital expenses will also contribute. As this unfolds, CSK will need to draw on the Reserve money market account to make payments.

An additional invoice dated June 6 was submitted by Egan, in the amount of \$36,374. This invoice has not yet been paid. This brings the total cost incurred since project start in November 2024 to over \$150,000. This covers less than 50% of houses in the village, though the exact percentage is unknown: It turned out that the analysis I submitted last month probably understates the estimated total cost of the project, because it emerged from the discussion that houses listed as completed in past Council reports were not really completed. I am still awaiting accurate information on the number of houses known to be only partially remediated.

The new invoice does lend support to my projection last month that the total cost is likely to exceed \$300,000. Without quoting numbers, because I don't have good information to go on, it is likely that our Reserves at the end of 2025 will be half, or less, of what they are today.

As a more long-term task, I'm continuing to study two problems.

First is that unanticipated charges against Capital reduce our Reserve fund so that it doesn't build up as fast as we'd like. Also it gives the appearance that our costs to maintain our physical plant are lower than they really are. I need to look at past experience to see how big a problem this is, and propose a solution, if warranted.

Second is our lack of a systematic, businesslike method to evaluate needs, estimate the costs, and manage progress of predictable capital projects, like the ongoing wood remediation.

Recommendation: I recommend we start a process now to develop a statement of work and obtain competitive bids on the painting project that will follow the wood replacement. This will at least help us get a more accurate estimate of capital funding needs over the next 1-2 years.

Other Tasks

Communications – PV Website: I communicated with Deb Charlesworth who maintains the Princeton website. She stated she isn't aware of any concerns or complaints about the website, and doesn't personally have any

change recommendations. I plan to continue work on the broader issue of owner communications and will have a recommendation next month.

Finance Committee: I hope to convene a Finance Committee within the next month.

Landscape Report

Sandy LeDuc

We're getting project lists together for future execution. Until the budget effect of the landscape phases of 2 drainage projects are being proposed we'll get proposals for:

- a number of tree removals and pruning,
- a list of replacement shrubs with scheduled replacement this year or next after painting; not everything will be replaced,
- a list of rejuvenations of target shrubs,
- removals of certain perennials that have outlived my tolerance.

On the removal or downsizing of shrubs, trees and other plant materials to make way for paint crews, I expect to identify this year what will need to come out and what will need to be severely pruned. I believe that I would remove this year and prune next year. Pruning just promotes growth so I'll watch as a painting schedule reveals itself.

My current thinking about the lawn aeration is that the Arrison corner that was reseeded last year will be declared a success if it lives through the summer. If it does, there are lawns that could use soil additions, root extractions, seeding and straw through next winter.

Once identified I'll get preliminary proposals to weave into the budget. Nothing will be done in any location where we don't have a reliable plan for watering during the summer. I'm going to try to recruit non-committee

waterers or at least require that the resident line someone up and make water available.

Maintenance Report

Rod Lukens

1. For the month of June, Egan has been working at Units 1204 through 1214. The past week of extreme heat has affected work to some degree, especially roof access for upper level siding replacement. The invoice for work completed from 4/24/25 through 6/6/25 totaled \$36,374.
2. The water service line to 1237 cracked on 6/3/25, Aqua and Horn Plumbing located and marked the line on June 4, and Horn replaced the damaged plastic line with a new K copper line on June 5; this included restoration of the disturbed planter area. Cost was \$5,608.
3. On 6/12/25, Horn Plumbing unclogged a 6" storm sewer line between Units 1176 and 1178. This had been causing repeated lawn drain and downspout problems at these three houses. The blockage was primarily mulch and other debris that washed down into the drains at 1277 and 1278. Cost: \$625. Sandy and I are working with HM Landscape to correct drainage issues across the front of 1278 to help prevent future pipe clogs. Meeting with Jerry Christy of HML on Thursday to finalize scope of work. Will then be authorizing a work order for HML to make corrections.
4. A proposal from HM Landscape for correcting a storm water runoff problem at 1211 has been received and approved. The cost of this work is \$869. This is the first stage of remedial measures, which may require additional work.
5. Danzot Electric was here on 6/9/25 and again on 6/19/25 to troubleshoot an electrical problem with garage lights at Units 1240 -1243, the

entrance island lights, the Village sign lights and the nearby street light. The lines were systematically checked through each garage and found intact. The line between Garage 1243 and the other fixtures has a short. It was too late in the day to continue further, so the electrician is returning 7/1/25 to complete the locating and repair of the defective electric line. There was a wiring problem several years ago within the island, so this is the suspect area.

6. On 6/6 and 6/8/25, gutter/downspout clogs were cleaned and cleared by R.lukens at 1186, 1185 and 1181.

7. Jon Burton is supposed to be here in PV this week to begin cleaning roofs/gutters. He was requested to start with 1211, as those gutters were reported clogged. I have not received a confirmed start date; he is running behind due to extended time needed in villages he has been doing ahead of PV.

8. A work order has been issued to Chester County Stucco in the amount of \$2,590 to repair stucco cracks and other minor deficiencies at 16 homes between 1205 and 1236. This inspection involved a total of 32 homes, so 50% of those inspected needed some repair. This preventive maintenance is to seal existing cracks so they do not worsen as a result of potential thermal expansion and freeze-thaw action. Work is scheduled to begin on July 1, and will take approximately three days. I hope to inspect the remaining 37 homes in the next few days so that any additional needed repairs might be able to be added onto the issued work order.

Architecture Report Dick Linden

APPROVED ARFs

1180 Powered deck awning

1179 Changing the pitch of one rear gutter and enlarging the downspout (Leroy). Could be on hold.

1188 Replaced the damaged lower garage panel (Jaydor). Owner to paint panel with correct forest green color.

1208 The rear hinged door to the deck needed to be replaced due to its failed condition. This required an ARF, where the owner pays. New rear hinged door complies with PV guidelines.

PENDING

1223 Ongoing discussion with owner about rear deck: (1) redeck upper portion with synthetic material [approvable] and (2) resolve problems with deck posts. Offered to meet with her contractor to discuss issues with one bad post. #2 is very complicated and could be expensive.

VILLAGE PAINTING PROJECT

Emailed my position as to possible colors to the Council based on not changing the existing grey color of the "new" gutters. Basically going with new siding colors in the SW 7000 gray family. Look forward to a lively discussion.

Consulted with Rod on a number of maintenance issues.