

**Village of Princeton Homeowners' Association  
Executive Council**

**July 2025 Council Members' Reports**

The Princeton Village Council decided to forgo meeting on July 30, 2025.

In lieu, each Council member submitted a monthly report for their responsibility area. The following reports cover information and activity since the June 25, 2025 Council meeting.

**President's Report**

**Bill Vazquez**

1. Attended Master Association Meeting on July 10.

a. Updates –

i. Storm Water Efforts – no significant flooding reported despite numerous recent storms

ii. Security- Alarm study proposals have been received for the replacement of existing alarm panels, smoke detectors and red button alarms. Recommendations on next steps anticipated in September.

iii. Sports complex- new Pavilion is well received, pool complex in full operation and grooming of bocce and tennis courts is complete.

iv. Update on possible Golf Club/Landscape acquisition- Discussions and explorations of options continue. Association members voiced strong support for negotiations that could result in Association ownership of the Club, and it remains a private entity.

## 2. Wood replacement project update-

a. Scope of wood replacement continues to exceed initial expectations. Cedar siding has exceeded its life expectancy and surrounding wood materials have experienced significant deterioration. Goal remains to make all necessary repairs prior to painting. A second contractor has been added to the project to further expedite completion.

b. Project costs since inception, including payments made in 2024, stand at just over \$150,000. There are reasons to think that this amount may represent 50% or less of the ultimate total project cost. Our limited reserve funds are funding this project.

## 3. Cellular service –

a. Complaints have been filed with FCC regarding the poor cellular service in portions of PV.

b. Verizon and several elected officials have responded to our concerns.

c. Council will continue to monitor for improvement.

## **Treasurer's Report**

**Dave Shumaker**

### **Key Recommendation**

I propose to send an invitation to bid and statement of work for our much-discussed Village-wide painting project to painters on the CSK bid list by the end of August.

### **June Financial Activity – Operations Budget**

Overall operations budget status is good. Income is on budget for the year, while total operating expenses are under budget by 3.7%.

Administrative expenses are under budget by \$2591, or 9%, driven primarily by the fact that our auditor is 2 years behind schedule, so we haven't paid the budgeted cost of \$1600.

Maintenance expenses are under budget by \$8410, or 8%. Substantial underruns in Landscaping-related costs and General Maintenance more than offset overruns in Gutter Cleaning and Snow Removal.

Contributions to Reserves plus our Master Association Fee, which together represent 55% of our budget, are almost exactly on target.

### **Reserve Fund Analysis**

The June 30 Balance Sheet shows a total Reserve Fund balance of approximately \$201,000, down from \$233,000 last month. Total wood replacement costs this year stand at \$112,000.

Project costs since inception, including payments made in 2024, stand at just over \$150,000.

There are reasons to think that this amount may represent 50% or less of the ultimate total project cost. Conservatively projecting additional wood replacement capital costs of \$140,000 through the end of the year (assuming all work is completed as promised and paid this year), plus an additional \$10,000 for unplanned capital costs from July through December, offset by additions to the Reserves of about \$80,000, the projected Reserve Fund balance at the end of the year will be about \$131,000.

If contributions to Reserves continue at the present rate with no increase in 2026, they would add about \$164,000 to the Reserve Fund, bringing its balance to \$295,000 – before deductions for any capital expenses. It is questionable whether this amount will be sufficient to fund our planned painting project, let alone provide a healthy Reserve balance for other needs in 2026 and beyond. Rather, it's possible that if no action is taken, our Reserve balance at the end of 2026 could be less than at the end of this year.

## **Finance Committee**

The newly formed Finance Committee had its first meeting on July 8. Members are Bob Davis, Marsha Rubin, Jeff Smith and me. The committee will serve as a sounding board for the Treasurer as well as a forum for members to raise issues of concern to them. Monthly financial reports from CSK will be shared with members, as well as the Treasurer's monthly report.

Topics we discussed include:

- Concerns over the financial impact of HMMA buying the Golf Club operation
- The need to clarify Princeton Village's budget prep process and timeline
- The need to better distinguish capital and non-capital, current and major project reserve funds
- The need to obtain competitive bids for village-wide exterior painting in time to analyze the impact of this project on 2026 finances

Also, Jeff Smith provided access to the FRA software to all members, and we will explore using it as we get into long-range capital fund planning.

## **Budget Planning**

I received a helpful outline of the Village budgeting process and timeline from CSK. The outline clarifies that while CSK initiates the process and provides many inputs, a key role of the Treasurer is to forecast funding needs for capital and other major projects. The recommendation to solicit painting bids now will provide better information for us to use in projecting Reserve Fund needs for 2026.

# Landscape Report

## Sandy LeDuc

Tree pruning and removal list for 2025 July 17, 2025 is attached. It is comprehensive but lacks Jeff Smith's additions at this point. I need to poll residents about fireplaces-do they use them and what type (wood, propane, electric).

1179 project continues.

There are a few things going on but they are small projects being carried out by the residents.

The summer pruning has been a disappointment. Punch list is being worked on.

Work Summer to Fall

Priority	Address	Address	Location	Tree Description	Specific Need	Chimney to close 15' away	Type	Do they Use it?
	1175	1175	Front	Dogwood	Severe Branch removal	Y	Spruce	
		1175	Behind garage	Holly Girth	18' from Garage	N		
	1176	1176	Front left	Magnolia	Away from roof	N		Y
	1177	1177				N		
	1178	1178				N		
	1179	1179	Front Roof	Magnolia	Severe Branch removal	N		
	1180	1180				Y	Cypress	
	1181	1181	Left front	Pin Oak	Prune away from Walkway and roof	N		
	1182	1182	Corner Roof	Dogwood	Prune from roof-what is it?	Y	Maple	
		1182	Front right	?	Assess tree condition			
	1183	1183	Back Corner	Over Deck	Prune away from deck and roof	Y	Oak	
	1184	1184	Back Corner	Norway Spruce	Severe pruning away from house and roof	Y	Spruce	
		1184	Front corner	Cherry	Assess and prune from house	Y		
	1185	1185	Right eft	Dogwood	Prune away from roof	Y	Spruce	
	1186	1186				N		
	1187	1187				N		
	1188	1188	Front right	Dogwood	Prune away from roof	Y	Oak	
	1189	1189				Y	Oak	
	1190	1190	Front right	Dogwood	Severe Branch removal	N		
	1191	1191	Corner of Garage	Red Maple	Prune and shape garage side of tree	N		
	1192	1192				Y	?	Y
	1193	1193	Side yard	Pine-leaning	Assess for removal	Y	Maple	
	1194	1194				N		
	1195	1195	Front yard	Redbud	Assess, prune for shape or remove	N		N
	1196	1196	Right side	Dogwood	Assess or severe Prune	Y	Oak	Y
	1197	1197				N		
	1198	1198	Behind garage	Holly	Remove	N		
	1199	1199	Side	?	Prune branches 3' of roof	N		

Priority	Address	Address	Location	Tree Description	Specific Need		Chimney to close 15" away		Type	Do they Use it?
D	1200	1200	Behind garage	Holly	Remove		N			
		1200	Back of house	Branch high off roof	Watch list					
		1200	Front corner	Dogwood	Severe pruning away from house and roof					
	1201	1201	Left front	Magnolia	Pruning away from roof/roofs		N			
	1202	1202					N			
	1203	1203	Left front	Dogwood	Pruning away from roof/roofs		Y	?		
Red Maple				Pruning away from house						
	1204	1204	Left front	Willow	Prune way off roof		Y	?		
	1205	1205					N			
	1206	1206	Left	Dogwood	Away from roof, house plants		Y	Maple		
		1206	Right	Dogwood	Severe pruning					
	1207	1207	Side	Spruce	Prune away from buildings		Y	Maple		
	1208	1208					N			
	1209	1209	right				N			
	1210	1210					N			
	1211	1211	Front	Maple	Prune away from building		Y	Pine		
	1212	1212	Front	Dogwood	Prune away from roof		N			
				Holly						
	1213	1213					Y	Maple		
	1214	1214	Left Front	Dogwood(123)	Prune away from roof		Y	Maple ?		
			Garage corner	Crab Apple	Assess-Remove or prune					
	1215	1215	Side	Crowding of trees	Assess		Y	Maple		Y
	1216	1216					N			
	1217	1217	Front	Dogwood	Prune from house		N			Y
	1218	1218	Front	Dogwood & Magnolia	Too close together		Y	Maple		
	1219	1219	Front	Dogwood (137)	Whole tree prune		N			
	1220	1220					Y	PinOak?		
	1221	1221	Front	(141)			N			
	1222	1222	Front	Crepe Myrtle	Broken branches on roof		N			

Priority	Address	Address	Location	Tree Description	Specific Need		Chimney to close 15' away		Type	Do they Use it?
	1223	1223					N			
	1224	1224	Front left	(147)	Prune away from house		N			
		1224	Front right	Magnolis	Prune away from house					
	1225	1225	Front corner	(152) Dogwood	Severe prune overall and away from roof		Y	?		
	1226	1226	Back	High Overhead			Y		Maple	
	1227	1227		High Overhead			Y		Maple	
	1228	1228	Assess entire property on the ground		TBD				Ventless Propane	
	1229	1229	Front left	Kouza	Prune away from house		N			
	1230	1230	Front	Kouza	Prune away from house		N			
		1230	Garage	Holly	Reduce girth					
		1230	Corner	Pine						
	1231	1231					N			
	1232	1232		(151) Maple	Away from roof		N			
	1233	1233	Left	Cherry	Severe overall prune and away from roof		N			
		1233	Right	Dogwood	Away from house					
	1234	1234					N			
	1235	1235		Dogwood			N			
	1236	1236					N			
	1237	1237	Corner		Prune away from house		N			
	1238	1238		Dogwood			N			
	1239						N			
	1240	1240	Front	Cherry	Remove		N			
	1240	1240	Side	Maple	Assess for removal					
	1241						N			
	1242	1242		Dogwood			N			
	1242	1242	Behind	Holly	Reduce girth					
	1243	1243					N			
	1244	1244					N			

Priority	Address	Address	Location	Tree Description	Specific Need		Chimney to close 15' away		Type	Do they Use it?
	1245	1245					N			
	1246	1246					N			

Priority A+ Now, B=Fall to Winter, C=2026-2027, D=Watch List

Want pruning of trees near houses to be severe

## **Maintenance Report**

### **Rod Lukens**

1. During the month of July, Egan has been working on Units 1212 through 1222. The invoice for work completed from 6/9/25 through 7/18/25 totaled \$42,967. \$8,700 of this total was for painting labor.
2. Braulio G.C. was brought in on 7/1/25 to assist with the wood repairs. They have been working at 1211, and from 1237 through 1243. A work order will be issued for them to continue their work, starting at 1236 and working back toward Egan's crew to expedite completion of the wood repairs.
3. The underground faulty wiring problem at the main entrance was repaired. This was affecting garage lights at 1240 - 1243 and lighting on both sides of the entrance driveway. Total cost was \$2,620.
4. Chester County Stucco completed stucco repairs at 24 houses, totaling \$3,115. A few involved small areas where the stucco had delaminated and had to be reapplied; the rest were crack repairs to prevent water infiltration and potential future delamination..
5. This year's first gutter cleaning operation by Jon Burton was completed during the first week of July.
6. HM Landscape corrected a storm water drainage issue in the front of 1179, along the planting beds.

## **Architecture Report**

### **Dick Linden**

#### **PENDING**

1223 Awaiting receipt of a EGT permit for a multipost replacement by Leroy

1213 Awaiting ARF for single desk post replacement

1217 Replace rear sunroom windows (Leroy), approvable, have not seen the proposed ARF

#### **MISC**

I did not purchase SW siding paints in anticipation of the fall test.

Egan provided useful guidelines on how to conduct this paint test (followup email sent to Council)

In addition to 2 colors in the gauntlet gray SW 7000 series, Sandy has proposed another color close to the existing 7549 series.

I sent my detailed PV house survey by building and model in anticipation of a meeting with Egan to get a present day roof estimate. This could also be useful for a painting estimate by Egan and others.