

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
September 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, September 9, 2025.

Members present: Kathi Sullivan, Stef Slobuski, Jill Adams, Lynne Weil, as well as Steve Erney from PENCO Management (Tarrissa Hockenberry was on vacation). The meeting was called to order by Kathi at 1:00 PM.

First order of business: Approval of August 2025 Minutes – approved by all.

- **Financial Report ***

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
6/30/25	\$72,221	\$68,570	\$8,896	\$3,651	3 Homes	\$4,462	\$504,404
7/31/25	\$79,605	\$70,161	\$8,896	\$9,444	3 Homes	\$4,285	\$497,963
8/31/25	\$65,006	\$67,494	\$8,896	(\$2,488)	1 Home	\$72	\$491,556

- **HMMA BOD Update** (Kathi):

- HMMA’s quarterly fee is likely to increase 12-16%.
- HMMA Board and Security met on August 21 to review the HM-wide alarm project.

- **Landscape Update:**

- Tree work bids from AC Ward, DiStefano, ProTree have been received. Motion to go with ProTree was unanimous, due to the best price, evaluation by an arborist, and extensive experience within HM.

- **Old Business:**

- CCHS to paint railings – in progress, weather permitting.
- CCHS to repair and paint shed doors which were evaluated as needing work (approximately 42 homes).
- Fireplace flue inspections – Steve will follow up with the non-compliant homeowners.

- **New Business:**

- Asphalt project: bids received from Superior, Charlestown, Unitex, Lions & Hold, Delaware Valley. In review.
- CCHS to add nonskid strips (rolls) on the Quad bridges.
- Quads lobby refresh painting and carpet project: CCHS to give us a bid for painting. Council to research local carpet distributors/installers such as Lowe’s, Home Depot, etc. for best prices.
- Budget for 2026 in discussion.
- Revised Responsibility Chart to be reviewed by legal.

- Horn Plumbing will be working up a bid for water line replacement from #101-#108. This is the only section left to be replaced. Horn is the best choice for the following reasons:
 - Horn has most experience in HM and extensive knowledge of Ashton.
 - Horn is AQUA's contractor.
 - For continuity, they did the last sections in Ashton, have successfully repaired problem areas done by other contractors, and are one of the only companies that can tackle a project of this size.
 - Willing to negotiate better pricing.
- Discussion: this water line project should be accelerated and postpone the asphalt project. Water takes priority.
- If we proceed with water line project and postpone asphalt, still need to address a few of the more urgent asphalt repairs. Those areas are to be evaluated.

● **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: Kathi made a motion to adjourn. All in favor. The meeting was adjourned at 3:00 PM.

Next Council Meeting scheduled for Tuesday, October 7, 2025, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council