

Annual Meeting Minutes  
Ashcombe Farms Dover HOA  
December 11, 2017

The Annual Meeting for the Ashcombe Farms Dover HOA was held on Tuesday, November 1, 2016, at the YMCA on Palomino Road. The Annual Meeting began at 7:10 p.m.

1. The Executive Board President called the meeting to order.
2. The Executive Board Secretary confirmed there was indeed a quorum and confirmed accuracy of proxies.
3. Secretary summarized the minutes from the last annual meeting in November 2015. Mr. Paules moved to accept the minutes. Ms. Bosco seconded. Motion passed without opposition.
4. The HOA Bookkeeper led a short discussion on the proposed 2017 budget, and answered several questions regarding budget items.
  - a. Rich Farr stated that the budget bottom lines remain the same; there are merely adjustments in dollar amounts within the line items. There are anticipated forthcoming yearly frees of \$1200 in initiation and \$200 in resale certificates, which will go into the Capital Reserve Fund. The Townhome Budget also remains substantially the same, and the Board does not anticipate any changes. Last year was a good year since there were no major snow storms.
    - i. Question from Patricia Cavanagh, 1892 Deerfield: What is the Property Maintenance I&E for the General Account?
      1. Dennis Bowman: This was the money used for repairs to the Storm Water Retention Pond. Rich Farr concurred, stating that the Township required the HOA repair it.
      2. Eric Saindon: Also the expense for the removal of the trees, correct? Rich Farr concurred.
    - ii. Dennis Bowman explained that the legal bills have increased this year, but hopefully the HOA won't have such issues again. Rich added that some of the legal bills the HOA has incurred are recouped on the back end.
    - iii. Judy Jackson asked for the Capital Reserve fund to be discussed for the new residents. Dennis explained that the Capital Reserve is funded by initiation fees and resale fees, and the money sits and does nothing but grow interest unless it's needed. Eric and Rich both added that the fund is kept for use in the event of catastrophic repairs needed, as well as for routine maintenance of the HOA's five storm drains.
      1. Patricia Cavanagh asked about the dip in the road on Ashcombe Dr. about 15 feet from the intersection at Fox Run Road—does the HOA own that?
      2. Rich explained that the township owns the roads. The HOA can report the problem.
      3. Comment from the floor: Resident believes people aren't aware that the community's roads are township roads. Perhaps the township would be willing to put up signage.
  - b. Rich called for a motion to approve the budget. Bonnie Ryan moved to approve. Patricia Cavanagh seconded. Motion passed unanimously.
5. General Discussion:
  - a. Question from John Lehr, 1895 Deerfield: Snow removal needs to be improved. Rich requested clarification: did the removal teams not clear the sidewalks? No, John stated, the teams left snow. Rich explained that the Board has made them clear out left-behind snow.

- i. Comment from Patricia Cavanagh: She had sustained damage from snow removal/lawn care teams. Snow was left on her driveway; teams dinged her garage; her deck posts were dinged up by weed eaters (she installed flower beds around her posts to prevent this; other lot owners put pavers around them).
    - ii. Fred King noted that, when he was out getting proxies, he received complaints that the teams are using weedwhackers to “edge” and thus leaving a 2” gap between the driveway and sidewalk.
    - iii. Rich agreed that these things must be addressed.
  - b. Question from Patricia Cavanagh: Who mows the empty lots?
    - i. Judy explained that the empty lots are mowed by the owner.
    - ii. Fred elaborated that Martin Builders has sold the lots to someone else, who has taken over mowing the lots and they’ve done a nice job. The builder will likely build in the spring: six new homes would be slated for those lots.
    - iii. Dennis said he had not received a request for a resale certificate for the lots, and the HOA had received no initiation fee. Judy explained this wasn’t required when the lots have not been improved.
    - iv. Question from Patricia Cavanagh: Will the HOA get more parking with the new build?
      1. Rich said the community plan was approved for the current amount of overflow parking. We are hoping to negotiate with the township for more.
      2. Ms. Cavanagh asked about more parking via removing the islands.
        - a. Rich explained that the community plan requires a certain amount of green space, and those islands are a part of that allotment. Judy also expressed that the lot on Palomino falls under the same issue of greenspace.
        - b. Rich did point out that the Palomino lot is designated in the community plan as “recreational space.” He went on to say that the YMCA is interested in using the lot. The HOA probably cannot sell it, but the Board has been working with the YMCA on a plan. The lot is currently inaccessible to HOA residents for the stated recreational purpose, so the Board is drawing up a strategic plan that will hopefully allow the YMCA use of the land and have it be classed as a recreational purpose. Eric pointed out that the YMCA is a nonprofit, and Rich concurred.
  - c. Question from the floor: Resident has a friend in Ashley Farms HOA. They have pole lamps because they have no street lights. But the township there is paying for the repairs.
    - i. Rich stated the HOA could certainly ask to have them installed.
    - ii. Judy asked if all those pole lamps have dusk-to-dawn settings installed by the builder. Rich and the resident said that the answer could be found out.
  - d. Question from Stauffer, 1722 Boxwood: Resident does not think it is necessary to mow twice a week; once is enough.
    - i. Judy explained that there are times in the spring when the grass is growing so fast that mowing needs to be done every 5-6 days.
    - ii. Rich concurred, and said there have also been times when they’ve come too often and he’s sent them away, telling them he’ll call when he needs them to come back. Or, they call him and ask if they should come back.
  - e. Question from John Lehr: On the land behind the walking path, we received letters from the HOA to remove flowers planted there, just to pretty the place up.

- i. Rich explained that the property does not belong to the HOA, but the trailer park. Judy agreed, saying that the HOA's property ends one foot beyond the walking trail. Mr. Lehr pointed out that he couldn't tell that.
    - ii. Rich asked how many people among those present use the walking trail. (Six to eight hands went up.)
  - f. Question from Richard Kahlenberg: The trees that were felled behind our properties on Deerfield still have not been cleared up.
    - i. Rich explained that Burt from Prestige had been working on clearing debris the prior week, and when Rich walked the trail, there was only one big stump left. Mr. Kahlenberg complained that this still had not been taken care of. Rich stated that this was an ongoing process, one that Prestige is doing for free, and that would hopefully be finished by spring.
    - ii. Mr. Kahlenberg asked if this was originally a contracted job. Rich said it was, and that we checked with the HOA's attorney about it. Judy stated the woods behind the homes are not wetlands. Rich stated further that the attorney found no cause to say the Board could not leave the logs right there in the woods.
    - iii. Mr. Kahlenberg stated that he was under the impression that, if tree work was done, you can't put logs into the woods. Rich pointed out that the HOA did not take the logs and put them into the woods. Secretary concurred, stating the work was done *within* the woods. Rich went on to say that the Board wants to keep its residents happy, and so the Board is working to have the logs removed because Mr. Kahlenberg is so unhappy. Rich also made a point that all of the work done within the community this year has come at no additional expense in the form of raised fees for the lot owners.
    - iv. Fred stated this was a known tree company, and they should have known if there was a law preventing them from doing what we asked of them. Mr. Kahlenberg complained that they left a 20-22' totem pole behind. Fred explained that there were issues preventing them from doing more—a lot of rain saturated the ground and made it impossible for them to have their trucks back there. When they could, they came back and finished.
    - v. Mr. Kahlenberg complained that no one had come to inform him that there was going to be tree work, and then his complaints went weeks without an answer, at which point he called Board President Rich Farr. Rich explained that sometimes community issues have to take a back seat to Board members' daily lives. Mr. Kahlenberg pointed out that he doesn't mind waiting as long as he doesn't feel like he's getting shafted. Rich pointed out that it's good for Mr. Kahlenberg to communicate with the Board, and we can let him know as we know there are changes coming. Fred King reported that the ash tree the Board had removed was a real threat and he was glad the Board took care of it before it fell on someone's roof. Eric stated that Mr. Kahlenberg should see slow progress, but progress.
6. Ms. Cavanagh moved to adjourn. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Joy Henley, Executive Board Secretary  
Ashcombe Farms Dover HOA