

Village of Princeton Homeowners' Association
Council Meeting
April 24, 2019

I. The meeting was called to order at 8:55 am by Doug Sizelove, President. Attending were Council members Dick Linden, Tom McGinn, Norm Ricker and Jeff Smith. Also attending were Janet Burgess and Caroline DeCray, CSK Management, Inc., and Nancy Ames, Recording Secretary.

II. Jeff Smith moved that the minutes of the November 28, 2018 meeting be approved. Norm Ricker seconded the motion. It passed unanimously.

The Council reviewed the revised 2019 Council meeting schedule.

III. President's Report

Pool Rules: Children under 18 years old will be welcome at the pool between noon and 5 pm every day including weekends.

Alarm Systems: HM Security is testing and finalizing plans for a global fix to the problems created by the change from Comcast to Verizon. Until the fix is implemented, Princeton will not make any changes to the alarm system. Once the global fix is made, some minor reprogramming of panels may be required. Until then, residents are again reminded to call 911 in an emergency.

Bus Replacement: A new bus has been ordered but has not yet been delivered. The old bus has been traded in for credit.

Community Center Elevator: Delays in implementing this project were caused by a restructuring of the entire bidding process. The project is again underway. The Community Center is expected to be closed for one week in June or July during required demolition.

Chandler Drive Repairs: Repairs are needed to alleviate standing water issues which result in icy conditions during the winter. The first group of repairs will focus on areas near Chatham and Merrifield Villages. A total of \$410,000 was authorized for road work this year. It is anticipated that a similar amount will be requested next year and a significantly smaller amount in 2021. All funds authorized will be taken from reserves. No assessments will be required. The ponding situation at the bottom of Princeton hill near the stream and nature trail has been brought to Ed McFalls' attention.

Discount Wireless Plan Option: The Kanes have been dissatisfied with the discount being offered by Verizon on wireless plans. They have collected information from four

providers, including Verizon, and negotiated special rates for HM residents. Information sessions are currently being held to share this information.

IV. Committee Reports

A. Financial

Tom McGinn reported that we are over budget for snow removal due to the many small snow and ice events. The Council discussed several large expenses for triple door replacements, tree removal, etc.

B. Landscaping

Karen Mulvey reported that Dooley-Pyne has completed Spring cleanup. Mulching has also been completed. Going forward, mulch will be applied every other year. The first mowing has been completed. There has been a generally favorable response to the work being done by our new landscape company.

In the forested areas of the Village, leaves, branches and other vegetative debris will be left on the forest floor. Cleanup of these areas will be limited to felling leaning trees and branches that are hung up in other trees.

The ash trees have been treated. The degree of success will be determined over time. All trees identified for removal in the 2015 tree report have been taken down. Work done this year was at a cost of \$8,000 which is \$2,000 less than budgeted.

There are several water management issues in the Village. The Landscape Committee is working to identify the problems and prioritize them. Multiple solutions are being considered--drains, dry creek beds, plants.

Ongoing projects include improvements to the appearance of the main entrance--annuals, perennials, low growing shrubs, replacement of creeping junipers with ground cover--and replacement of trees and shrubs where needed.

The Council deferred a discussion of reallocating excess tree removal funds to the general landscaping budget until Karen Mulvey can participate.

C. Maintenance

Norm Ricker reported that the wood replacement work continues.

A few of the new gutters have had leaks. KPI2 has made repairs. The gutter at #1227 needs to be inspected.

LB Home Improvement was the low bidder on the garage roof replacement project. One-third of the roofs will be done each year beginning with the oldest roofs.

The insurance company has approved repairs at #1184 necessitated by damage caused by a car striking the sunroom.

June 8 will be Recycling Day in East Goshen Township.

D. Architectural Compliance

The following ARFs have been approved:

- #1176 Propane tank and exhaust vent (lower level)
- #1176 Replace front stoop flagstones
- #1219 Replace skylight
- #1198 Replace skylight
- #1224 Replace skylight (need original ARF)
- #1220 Replace patio deck level door (trim covered by HOA)
- #1195 Replace front door lockset with keypad and master lock
- #1195 Replace patio door and sliders
- #1196 Enclose existing screened-in porch
- #1207 Replace skylights
- #1190 Walkway railing from garage to front stoop

Update: ARFs are no longer required when repainting an existing gray deck with the approved color. Changing an old color to the approved deck color does require an ARF.

Two queries have been received about installing water faucets at the deck level from inside supply lines penetrating the exterior wall. These will require an ARF with a drawing of the plan.

V. Resident Business

None

VI. Old Business

Council agreed to purchase an If Any Workers' Compensation Policy at a cost of \$531. per year. This policy will cover any residents, volunteers, or contractors who do not have insurance if injured while working in the Village.

VII. New Business

A. Gutter Cleaning Quotes: The Council agreed to award the contract to Jon Burton. Gutter cleaning will commence mid-May.

B. 1243 Drainage Quote -- on hold.

C. Tree Removal Quote -- trees already removed by a different contractor.

VIII. Discussion Items

A. Garage Roof Project Update: LeRoy has re-roofed 1179, 1180 and 1181. We do not have a date when the next garage will be re-roofed.

B. Dryer Vent Cleaning: We have a bid from Lint Doctor. CSK Mgmt. will obtain a second bid from Dan Stowers. Dryer vent cleaning will be paid for by the Village. Homeowners will not be charged.

C. Wood Replacement: All work is done except where an electrician is needed.

D. Concrete Steps/Walkway Update: Still looking for a contractor.

IX. Information Items

A. Owner Balances

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

X. Adjournment

A. The Annual Meeting and Election will be May 9. Refreshments will be served at 7:00 pm. The meeting will begin at 7:30 pm.

B. The next Council meeting will be May 22, 2019 at 9:00 am in the Paoli Room.

Respectfully submitted,

Nancy Ames
Recording Secretary