

Village of Princeton Homeowners Association
Semi-Annual Open Meeting
May 9, 2019

I. The meeting was called to order at 7:30 pm by Doug Sizelove, Council President.

II. The other Council members present, Dick Linden, Tom McGinn, and Norm Ricker, and Janet Burgess of CSK Management were introduced. New residents were welcomed.

III. Election of New Council Members

Doug Sizelove announced that there was a quorum. Norm Ricker presided over the election. Both Doug Sizelove and Tom McGinn's terms are expiring. Both agreed to serve another term. There being no additional nominations, Norm called for a motion from the floor to re-elect them. The motion was made, seconded and approved by acclaim.

IV. Council Member Reports

A. Treasurer - Tom McGinn reported that the Village broke even last year. Expenses for snow removal are running ahead of budget this year.

B. Maintenance - Norm Ricker reported that wood replacement and spot painting is continuing. Garage roofs are being replaced. One third of garage roofs will be replaced each year until all have been completed. Funds for this project will come from Reserves. If a resident has a garage roof that is leaking, please contact Norm Ricker. Dryer vents will be cleaned this summer at Village expense. Additional information and scheduling will be provided. Gutter cleaning will begin the second week of June. If your gutter is not functioning properly, let Norm Ricker know. East Goshen Township will hold a Recycling Day on June 8 from 9:00 am to 12:00 pm at East Goshen Township Park on Paoli Pike.

C. Architecture Compliance -- Dick Linden reminded residents that any changes to the exterior of the houses require approval. Changes requiring approval include but are not limited to awnings, replacement windows and skylights, entry stoop flagstones, storm doors, building additions over decks, walkway railings, new bath/kitchen vents through the roof, entry doors, exterior lights, propane tanks, garage access doors, HVAC systems (secondary) and privacy walls on decks. Residents are reminded that some ARFs require East Goshen Township permits.

If you are repainting a deck using the specified Sherwin-Williams #7019 (or equivalent) Gauntlet Grey an ARF is not required. If you are painting a deck which is still cedar-stained, an ARF is required.

To request approval for a project that falls within Village guidelines, submit a completed ARF along with required information/plans to Dick Linden who will be able to approve your project quickly. Non-standard or "new" projects require full Council approval and, possibly, updated specifications and will take longer for approval to be granted.

V. President's Report/Master Association Report

Pool Rules: Children will be welcome at the pool from noon to 5:00 pm every day of the week. The balance of the time the pool is open is reserved for adults.

Alarm system: Mark Fraser is testing a solution. The alarm panels in Princeton Village will support the new system. Meanwhile, residents are reminded to call 911 in an emergency.

Hershey's Mill is getting a new bus. It is expected to be delivered in September.

The Community Center elevator project is on track. The project is going to bid. It is expected to be completed this winter.

Chandler Road is being repaired in this vicinity of Merrifield Village.

Construction of the walkway from Sullivan House to the Nature Trail is underway.

VI. Committee Reports

A. Social Committee: On behalf of co-chairs, Rosanne Taylor and Karen Smith, Doug Sizelove reported on two successful events that have taken place this year--the Men's Breakfast and the Ladies Lunch. The next event will be an Ice Cream Social on June 26. Also being planned are Drinks on the Driveway in July, a Walking Tour in August, Sullivan House Social in September, a Ladies Lunch in October, the annual Budget Meeting in November, and a Holiday Lunch at the HM Golf Club and a Holiday Tea at the Linden Home in December. Maggie Weaver and Susan Johnson were recognized for providing refreshments for the meeting.

B. Landscape Committee: On behalf of Chair Karen Mulvey, Doug Sizelove reported that Dooley-Pyne has completed spring clean-up and has mowed three times. The committee is receiving favorable feedback on our new landscaper. Going forward there will be limited clean-up in the wooded areas of the Village. The ash trees in the Village have been treated to protect them from the Emerald Ash Borer. Every tree identified in the 2015 tree report

as being dangerous has been taken down. The Committee is working on water erosion issues in the Village and beautification of the two entrances.

C. Welcome Committee: Doug Sizelove acknowledged the work of Leslie McGinn.

VII. Open Forum

John Devol encouraged all residents to attend the Sports Expo which will be held on May 22 from 3:00 pm to 5:00 pm at the Community Center. Come and learn about all the opportunities to be active here in Hershey's Mill.

Other items discussed included the dedication of the new Don Evons Sports Pavilion named in honor of our Princeton Village neighbors and the T-Mobile cell phone plan now being offered to Hershey's Mill Residents.

VIII. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Nancy Ames
Recording Secretary