

Village of Princeton Homeowners Association
Council Meeting
October 23, 2019

I. The meeting was called to order at 8:57 am by Doug Sizelove, President. Attending were Council members Dick Linden, Norm Ricker and Jeff Smith. Also attending were Janet Burgess and Caroline DeCray, CSK Management; Nancy Ames, Recording Secretary; and Sandra LeDuc, Princeton Village resident.

II. Norm Ricker moved that the minutes of the August 28, 2019 meeting be approved. Dick Linden seconded the motion. It passed unanimously.

III. President's Report

Doug Sizelove reported that Chandler Drive repairs have been completed. Grading has been done and drains have been installed to prevent ponding near Chatham/Merrifield and Kennett/Vassar.

Sherry and Bill Kane have acquired a new email capability that will allow distribution to large groups of HM residents--perhaps, community wide. Doug is working with the Kanes to ensure that their email list for Princeton Village is accurate.

The Master Association has formed a Technology Committee. The Kanes are leading this effort to evaluate upgrades to keep Hershey's Mill up-to-date. Subjects being considered range from in-home devices such as smart thermostats and alarm systems to solar panels. Princeton Village resident Dave McClemens has volunteered to serve on the committee.

A small group of MA members is reviewing the HM Bylaws to correct any discrepancies and to make needed additions. To date, all changes have addressed minor administrative issues.

Franklin Village is not willing to permit a walking path on Chandler Road.

IV. Committee Reports

A. Financial

The Council discussed the proposed 2020 budget. Among the changes to last year's budget are an additional gutter cleaning and alarm system batteries and testing. A \$15 per quarter increase to the HOA fee is projected.

Norm Ricker moved that all railroad tie steps be replaced over the next two years. This will affect 12 units. Dick Linden seconded the motion which passed unanimously. Any contract awarded will include a one-year warranty.

The Council reviewed the Reserve Fund projections and determined that reserves will be adequate for planned work.

Norm Ricker moved that the proposed 2020 budget be approved. Dick Linden seconded the motion which passed unanimously.

The Council agreed to include a copy of the budget in the letter announcing the November Open Meeting.

B. Landscape

Jeff Smith moved that the maple tree in front of #1232 be removed. Dick Linden seconded the motion which passed unanimously.

C. Maintenance

The gutters have been cleaned. They were inspected at the same time and a list of gutter deficiencies was created. Norm Ricker has contacted KPI2 and asked them to address the problems. If necessary, monies for repairs will be taken from the Reserve Fund.

All but twelve units have had their dryer vents cleaned. Caroline DeCray will contact the owners of the remaining units and urge them to schedule an appointment with Lint Doctor.

The roofs of the three of the garage buildings have been replaced. Work is currently underway on an additional building. One-third of the buildings will have been completed by year end.

D. Architectural Compliance

Dick Linden admonished residents that ARFs MUST BE complete.

The Council discussed the issue of gas grills on wooden decks on conjoined houses which violates Township code. CSK will investigate this issue with the insurance company. The issue will be discussed at the Open Meeting.

ARFs approved:

#1179 new walkway fence from parking area to house

#1188 replacement of two casement kitchen windows (identical to original Best-Bilt)

Other:

#1241 inquiry about addition of a temporary ramp to front stoop. Awaiting completed ARF.

#1210 inquiry re need for ARF for deck color change to gauntlet gray (Sherwin-Williams recommended) and new doors to patio, both slider and hinged. Awaiting ARFs including insurance certification and picture/specs for new doors.

#1232 the gas grill attached to a propane tank previously approved has been revoked as grills under decks violates code.

#1189 recycled window (from #1240) replaced existing failed seal window. No ARF required.

V. Resident Business

A. Hershey's Mill Master Association Amazon Delivery Memo

Residents are reminded that, when ordering from Amazon, they should click on "Add Delivery Instructions" and in the drop-down box that says "Do we need additional instructions to find this address?" type:

I live in Hershey's Mill, a gated community. The delivery driver will need to access my residence/address via the Hershey's Mill Main Gate entrance, easily identified by its pond and manned Security Center and located at 1500 Greenhill Road, West Chester, PA 19380.

B. Quote for replacement of lower level triple door unit at #1219. Council needs to confirm that color, etc is appropriate. Princeton Village will pay to replace what currently exists. The additional cost of any upgrades will be the owner's responsibility.

VI. Old Business

None

VII. New Business

None

VIII. Discussion Items

None

IX. Information Items

- A. Owner Balances
- B. Miscellaneous Correspondence
- C. Work Order Log
- D. Security Log

X. The meeting was adjourned at 10:30 am. The annual Budget/Open Meeting will be November 21, 2019 at 7:00 pm in the Community Center. The next Council meeting will be December 4, 2019 at 9:00 am in the Paoli Room.

Respectfully submitted,
Nancy Ames
Recording Secretary.