

Village of Princeton Homeowners Association
Council Meeting
December 4, 2019

I. The meeting was called to order at 8:58 am by Doug Sizelove, President. Attending were Council members Norm Ricker and Jeff Smith. Also attending were Karen Mulvey, Landscape Chair, and Janet Burgess and Caroline DeCray, CSK Management.

II. Jeff Smith moved that the minutes of the October 23, 2019 Council meeting, the minutes of the November 21, 2019 Budget meeting, and the 2020 Council Meeting Schedule be approved. Norm Ricker seconded the motion. It passed unanimously.

III. President's Report

Doug Sizelove had no new information from Master Association meetings beyond that reported at the Budget Meeting.

The Princeton Village website is due for renewal. Doug has learned there is a simpler and less expensive way to make our information available on the internet. We are able to use the Hershey's Mill website to post our information. After discussion, it was agreed to pursue switching our postings to the HM site. Once the transition is accomplished, a notice will be sent to residents.

Doug thanked Council members, our Landscape Chair, and our CSK representatives for their hard work this past year.

IV. Committee Reports

A. Financial

There was no specific financial report due to Tom McGinn's absence. The Council reviewed our financial status, noting that excess funds in the operating account are being used to pay for some over budget items this year. Any excess at the end of the year will be transferred to the reserve account. It was further noted that 2020 will have no excess funds in the operating account carried over from previous years.

B. Landscape

Karen Mulvey reported that one more leaf cleanup and trimming of trees away from roofs and gutters will be accomplished before the end of the year.

In 2020 adjustments have been made to our contract with Dooley-Pyne to include weeding of all beds and trimming of overgrown shrubs to include Azaleas and Rhododendrons. Also in 2020 the Landscape Committee plans to plant ground cover in selected areas to slow erosion, to plant conifers to mitigate noise along Greenhill Road, and to improve the beds at the upper Village entrance. These adjustments and plans are funded in the 2020 budget.

C. Maintenance

Norm Ricker reported that the final gutter cleaning has been completed. Dryer vent cleaning has been completed in all but four homes, with further outreach planned to complete this project.

The garage roof replacement is ongoing. Four more roofs will be replaced this month, completing one third of Village roofs this year.

D. Architectural Compliance

Dick Linden provided a written report to Council members prior to the meeting. He reported that four ARFs were approved:

- 1220 – storm door replacement
- 1210 – deck repainting
- 1210 – replace sliding door to deck
- 2141 – temporary entry door ramp

He reported three ARFs require additional information, with approval expected once information is received:

- 1236 – additional window and door details needed for sunroom
- 1236 – additional information needed for entry door ramp
- 1190 – additional information needed on access gate in entryway fence

V. Resident Business

Efforts will be intensified to collect one case of HOA fees in arrears.

One rear entry door replacement was approved.

VI. Old Business

None

VII. New Business

None

VIII. Discussion Items

The Council discussed the current policy concerning grills. Township and insurance guidance prohibit grills on balconies of multi-unit buildings, but are silent about decks. The Council believes that charcoal and wood fueled grills and smokers are significantly more dangerous than those fueled/powered by propane or electricity. Therefore, wood and charcoal fueled appliances will be prohibited. An email will be sent to residents announcing this change. A more comprehensive change will be made to Village Rules and Regulations in the next few months.

IX. Information Items

A. Owner Balances

B. Miscellaneous Correspondence

C. Work Order Log

D. Security Log

X. The meeting was adjourned at 10:10 am. The next Council meeting will be held on April 29, 2020 in the Paoli Room.