

Hearthstone at Woodfield HOA
Working Meeting Minutes
Held at Community Clubhouse
05/04/09

Meeting started at: 7:00 p.m.

Members present: Avis Anderson, President
Joe Salomone, Vice President
Donna Briggs, Treasurer
Sheri Oshinsky, Secretary
Jim Ernst, Trustee

Guest present: Joyce Gilbert – Wentworth
Stuart Thompson – Town Councilman

REPORT FROM STUART THOMPSON

Developer, Ryan and Borough Engineers walked the development on April 28, 2009. Hopefully we will see the following in the near future

1. Lots leveled and seeded
2. Repair manhole covers
3. Streets paved
4. Divider in road and sign at entrance to development
5. Drainage on Simpkins completed

At this time the developer will keep the 7 empty lots with hopes of selling them in the future for homes to be built on them. The lots sell for about \$35,000 each.

Stu will check with the borough engineer for the plans of our community and the clubhouse.

LANDSCAPING

1. Joyce will ask Burns to drop off letters at each home regarding over watering and not to water on Sunday, Monday & Tuesday since they will mow on Monday and Tuesday.
2. BOT request the cost for rolling the common areas for ruts and bumps
3. Summer flowers to be planted around Mother's Day
4. Bulbs and Mums to be planted in the fall
5. Snow & Ice removal policy will remain at 2" or more. Additional ice removal will be decided with 3 BOT members with each occurrence. Residents will be reminded to keep ice melt of some kind in their garage.

TRANSITION

1. The borough engineer feels the sink hole at 10 Hearthstone is caused by the fence at 12 Hearthstone. Jim doesn't agree with that. Joyce will have our engineer to check the situation.
2. Original trees planted by Ryan / Borough that are dead will be replaced.
3. Drainage problems on Simpkins to be completed.
4. Drainage on Hearthstone to be looked at. Underground pipe too narrow and should be replaced.
5. Kathy & Larry Book planted 4 trees and mulched the area by the pump station. They did not get BOT approval to do this. They have given Avis a bill for \$128.00. The BOT voted to reimburse them but strongly emphasis they are not to do anything in the future without BOT approval.

DRIVEWAY

Our lawyer will advise the residents that our documents say the HOA is responsible for the driveways and the aprons. Chris will explain to them why the residents should take responsibility for their driveways and let them know they will be receiving a ballot to vote on responsibility. We will need 67% of the homeowners vote to make the change. That is 90 homes. The snow and ice removal will be the responsibility of the HOA.

ARB

Some of the members on the ARB cannot grasp that they make decisions on the rules and regulations that are in existence. If there is a request that is not clear then the ARB chair person needs to bring this to the attention of the BOT.

Some of the members have breeched confidentiality. Joyce to e-mail confidentiality agreement to all the BOT members to sign. Sheri will bring it to the ARB meeting on Tuesday May 5 for the ARB members to sign. Donna, Joe, Sheri and possibly Jim will attend the ARB meeting.

Donna brought up the request for homeowners to install shutters. It seems the homes were all offered shutters and now some residents would like to put them up. It will not affect the architectural look of the homes and the community.

WENTWORTH CONNECT

BOT contact points need to have one person e-mail and call management, not flood them with all discussions. We have decided on each member having an assignment to serve as liaison with Wentworth:

1. House Maintenance / Development Maintenance - Jim
2. ARB Issues – Donna
3. Landscape Issues – Joe
4. Social / clubhouse activities and calendar – Sheri
5. Transition – Avis / Jim
6. Overall problems – Avis / Joe

MISCELLANEOUS

1. Avis to send out rough draft of survey for BOT suggestions.
2. Joyce was asked if the operating account receives interest. She advised that the money is not in there long enough.
3. Residents question Verizon invoice (\$26.00) since we do not have a phone in the clubhouse. The service is for the alarm company.
4. Resident advised the BOT that he saw the borough take down a street light on Simpkins and that they were working on some fences.
5. Shamrock repaired air conditioning unit in exercise room. Seems switch was shut off. Avis and Jim to make up a “no entrance” sign for the furnace room.
6. Treadmills not working. Jim is meeting with the repairman on May 5.
7. Jim gave Joyce paperwork from Jackie with her insurance cert for her class.
8. Jackie gave Joyce two checks for rental from her exercise class.
9. Stones at model homes will be handled when the homes are sold.
10. Joyce and Donna will walk the community on Thursday May 14 looking for violations.
11. Jim purchased a new emergency light for the ladies room. Shane Campbell (licensed electrician) will install it.

Open meeting Monday May 11, 2009 @ 7:00 PM

Meeting adjourned at 8:45 PM Submitted by Sheri Oshinsky