

**GEENLEAF MANOR HOMEOWNERS ASSOCIATION
2041 SANDY DRIVE
STATE COLLEGE, PA, 16803**

**ANNUAL MEETING – WEDNESDAY, APRIL 15TH, 2009 – 7:00 pm
Conference Room – Centre County Home Builders Association**

BOARD MEMBERS PRESENT:

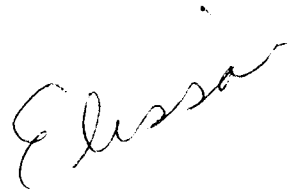
Les Shaw, President, Marsha Lebo, Treasurer

Number of residences in attendance: 25

Guest Speaker: Diane Conrad, Ferguson Twp. Chief of Police

Les Shaw called the meeting to order and introduced the board members and the guest speaker, Diane Conrad, Chief of Police of Ferguson Township.

Rich Wilkerson, board secretary, had to resign from the board because of personal reasons. We need a new secretary and “other duties” person to fill the board.



ANNUAL TREASURER REPORT:

Heritage Electric	\$ 160.00	Light & ballast replacement (2 pole lights)
High Ground	\$3,386.18	Grass cutting park & 2 retention ponds
		Mulch 35 trees & entrance areas
Mark's Lawn Care (Snow)	\$ 837.40	Snow & ice removal (winter 2008)
Scott's Landscaping	\$ 624.38	Three applications per year (weed & fertilizer)
Playground mulch	\$ 535.00	Playground equipment area
Trash	\$ 84.00	Two trash cans in park area
Taxes	\$1,585.71	Three parcels with Greenleaf Manor
Insurance	\$ 882.00	Liability for Greenleaf Manor property
Yard Sale Ads (CDT)	\$ 48.00	Yearly yard sale
Misc	\$ 795 39	Office supplies (postage, envelopes, copy flyers, Week killer, etc.)
Electric	\$ 248.70	Service to 2 pole lights on Sandy Drive
Robinson Tree Service	\$ <u>425.00</u>	Tree removal from storm damage
Total Expenses (2008)	\$ 9,612.48	

**Savings Acct, CD interest,
And Checking Acct Balance
As of 4/15/09 \$11,815.96**

2008 Accomplishments and maintenance:

Normal maintenance and upkeep of grounds in neighborhood, which includes park area and retention pond areas.

Other discussions:

2008 accomplishments and normal maintenance: Economic belt tightening was introduced into budgeting plan. This year for maintenance, after checking into covenants, we found we had some option to possible save money on labor cost that was contracted out, I felt as long as it was a low liability. We started with snow removal and ice on the sidewalks in front of the retention ponds. The savings was estimated to be \$400.00 for the winter 2008/09. This was done by Marsha Lebo and her adult children. The spring project program for mulch under the trees is being done by Les Shaw, labor cost are less than half of what the outside contractor was charging. Also the 34 park trees and entrance sign areas that get edged and mulched every year by outside contractor will be done this year by Les. Les will refurbish and trim as needed and that will be a savings of \$500.00 to the Association. We will need to redo with new mulch, etc. every other year. Any other maintenance labor that was done in the past by outside contractors will be done by Les at half the cost.

Ferguson Township will continue to dump mulch, free of charge, under the tree area of the park to deter weeds from growing and to improve the general appearance of the park. Les will spread the mulch.

Because of a misunderstanding with snow removal person they did not do our property so the Lebo's took care of it.

CONTRACTOR

Only one mailing for annual meeting notice and yearly dues invoices (next year, it was suggested, to include a self-addressed, stamped envelope for dues return.

Benches in the park area will be repaired and also outside of trash cans.

Diane Conrad answered various questions from the residences including the lights on Science Park road that they might be better timed to let more traffic out of Sandy Drive at prime times, she will check into that.

**Les will contract himself to perform low liability jobs in the park area that the association would have contracted an outsider contractor at half the cost
Concerned about cars parked along corner of Circleville road and Farmstead. Very dangerous when you are making the turn onto Farmstead and another car is coming the other way. Not enough room.**

Diane reminded residents to lock their cars and houses since there were several break in's in other neighborhoods but not Greenleaf Manor.

**Checking to see if our street signs meet the code of the township.
Census takers have been in our neighborhood, make sure they are the official census takers,,
they should have ID.**

**Annual Greenleaf Manor yard sale is scheduled June 13, 2009, 8:30 till noon.
Contact Nancy Gilbert if you want the unsold items of the sale to be picked up.**

**Concerns about the empty house on Tanager Drive, that has been vacant since last July.
Nittany Settlement Co. owns the house at the present time. Lots of weeds growing up in the
yard and neighbors do not want them blowing in their yards.**

Diane reminded residents to be aware of telephone scams.

**Future projects for 2009/10 will be: Continue to mulch under the trees at the park and
upgrade the trash cans and benches at the park.**

The meeting concluded around 8:15pm and refreshments were available.

Submitted by Les Shaw, GMHA president – 5-19-09