

**GREENLEAF MANOR HOMEOWNERS ASSOCIATION
PARK FOREST ENTERPRIZES
SAM HAWBAKER
1000 W. AARON DRIVE
STATE COLLEGE, PA 16803**

**ANNUAL MEETING – Tuesday, April 13th, 2010 7:00 pm
Conference Room – Centre County Home Builders Assoc.**

Board Members Present:

Les Shaw, president

Guest: Sam Haw baker, Park Forest Enterprises

Number of Residents in Attendance: 16

Les Shaw called the meeting to order. Had everyone go around and introduce themselves and where they live and how long they have been in the neighborhood.

Introduced our guest, Sam Haw baker, Park Forest Enterprises, who will be handling our Association.

Marsha Lebo, secretary/treasurer, moved out of the neighborhood so she will no longer be on the board, Due to lack of residents volunteering for positions as Board member for the past four or five year, Les found it necessary for the Association to be handled by professional management. Most Homeowner Associations. are managed this way. After getting two estimates for the cost of handling the Association, Les decided on Park Forest Enterprises after advice and input from several neighbors.

Les went over the accomplishments for 2009:

- Mulching under the trees
- Savings on the 39 trees, entrances sign areas and transformer area, mulch, etc
- Savings on clean up after snow storm damage
- All normal maintenance, grass mowing, snow removal, fertilizer, etc
- Savings on spreading mulch under tree and constant maintenance of weeds

Annual Treasurer Report:

Insurance:	\$ 852.00	Seeds	
Electric	\$ 315.16	Yard Sale	\$ 50.09
Snow	\$ 545.20	Trash	\$ 263.00
Labor	\$1,695.20	Taxes	\$ 1,589.92
Higher Ground	\$3,923.80	Misc.	\$ 655.42
		Total Exp.	\$10,420.79

Balance 4/20/10 \$8,708.19 with CD

Other discussions:

Yearly dues will have to be raised because of the cost of going to a professional management company. \$20.00 to \$30.00 is the EST. Increase will be determined at a later date by Park Forest Enterprises and Les Shaw. P.F.E. will send out the yearly notices on dues payment.

A committee was formed to be called an (Advisory Committee), this committee would be available for Les when major decisions have to be made concerning the Association

Members are: Christine Kozlek, Shere White, Nate Henery, Nancy Gilbert, Jenny Kitko, Robyn Robinson.

Sam explained even though they are taking over our Association we still have to have a contact person in the neighborhood to make decisions on various projects.

Les explained he would still be the president until someone else comes forward and can be oriented to take his position. sometime in the future

Les explained that Park Forest Enterprises would now contract out a lot of work he was doing for minimum wage at the park at a much higher rate. This is one reason for raising the yearly dues.

Les reminded everyone to be careful with their recycling since some debris is blowing over to the retention ponds making it unpleasant for neighbors living close to retention ponds.

The park's garbage cans will be replaced this year.

Explained details on weekly trashcan maintenance and spraying of weeds in the park area with Round Up and labor involved.

Yearly maintenance of playground area and retention ponds.

Remind residents on fences and other Restrictive Covenants items.

Clean up of remainder of limbs from storm needs to be completed; three trees need to be removed from pine tree area. This will be done at a latter date.

Garage Sale, June 12, 2010, 8am-12noon. Nance Gilbert will be in charge – 238-4195

The meeting adjourned 8:15pm and refreshments were available.

Submitted by Les Shaw, GMHA, president - 4/22/10