

Builders Association of Central Pennsylvania
2038 Sandy Drive
General Meeting Room

May 7, 2014 - 7:00 PM

Minutes of the Membership Meeting

Les Shaw and Dave Hill, co-chairs of the Greenleaf Manor Homeowners Committee (GMHC, formerly known as the GreenLeaf Manor Board of Directors) called the meeting to order at 7:05 p.m.

Members of the GMHC introduced themselves. Mark Kunkle, Ferguson Township Manager, was introduced as guest speaker, This was followed by introductions of those in attendance.

GMHC members in attendance included Les Shaw and Dave Hill, co-chairs, Ron McLaughlin, Secretary, Dick Anderson, and Carolyn Cole

The 12 residents in attendance were Kevin Tomich, Jeff Hartzell, Bob Cassidy, Ilene White, Steven Bairstow, Jeanne Kitko, Ivy Naumowicz, Ted Pruss, Savitha Kolar, Janet Flemming, Kathy Harlacher, and Nicholas Meyer.

Proxies were obtained from the Mengzhao Gao, John Ireland, Jessica Boyer, Marion Swords, and Deborah Danyluk

The minutes of the 2013 Annual Meeting were approved without correction

The current budget, as previously approved by the GMHC, was presented.

Sam Hawbaker noted that landscaping costs had exceeded the budgeted amount because of activity over and above normal maintenance activities. He expects the \$8,000 allocated for landscaping in this year's budget should be adequate for our needs.

Accomplishments and maintenance activities were presented. The list of these activities is presented below.

- Installing new mulch at the two entrances
- Planting 34 trees in the park and retention pond areas
- Clean up of storm damage of two trees in the park area
- Pine tree area clean up
- Installing new playground mulch at the swing and playground area and building up the area under the swing set
- Normal grass cutting, edging, and trimming at the park and the retention ponds
- Spraying for weeds and brush under the tree area in the park
- Snow and ice maintenance at the retention pond sidewalks
- Fertilization and weed control at the park and the retention ponds
- Installation of professionally designed landscape plantings and pavers at the Circleville Road entrance.
- Planting additional evergreen trees in the park area
- Removal of three diseased trees in the park area
- Installation of various privacy signs at selected locations on the GreenLeaf Manor property

Mark Kunkle explained residents' responsibilities regarding snow and ice removal on sidewalks.

Sidewalks must be maintained per township ordinances

Questions were raised about the problem of snowplows packing snow at the end of residents' driveways. Mr. Kunkle responded that nothing could be done to prevent this.

Mr. Kunkle next addressed the issue of sidewalk repairs in GreenLeaf Manor.

Although several areas were flagged by the Township as needing repairs, further examination revealed that only five sidewalk repairs were necessary. Residents with concerns about homeowners who fail to maintain their sidewalks properly may present their concerns, anonymously if desired, to Denny Brown. Denny Brown is the Township's ordinance enforcement officer

Mr. Kunkle noted that Township ordinances require that grass height cannot exceed six inches.

A resident expressed concern about left turns from Sandy Drive onto Science Park road were difficult and wondered if a traffic light could be installed at that intersection. Mr. Kunkle responded that a traffic study was conducted at that location and that installation of a traffic light at that intersection was not justified at the present time.

A resident also asked Mr. Kunkle about GreenLeaf Manor homeowners privately renting their homes to others. Mr. Kunkle replied that such private rentals are permitted if the "three not related" rule is not violated. (The "three not related" rule states that no more than three unrelated persons can reside in a single-family home.) He also noted that homeowners who wish to rent their properties need to obtain rental permits from the Township to do so.

A discussion of neighborhood concerns ensued after Mr. Kunkle finished speaking.

It was noted that we had had only minor noise problems from the Heights student housing complex and that residents of the Heights had responded well to police interventions. One resident remarked that having house numbers on the back of the apartments in the Heights helped identify which apartments were responsible for noise issues.

Traffic noise from the Heights was also mentioned as a concern.

It was noted that some residents with property abutting the Heights had erected boundary fences along their back property line. Because such fences are technically not permitted by the GreenLeaf Manor protective covenants and bylaws, a discussion about changing the covenants and bylaws occurred. Members of the GMHC noted that changing the covenants and bylaws would be both expensive, because of legal fees, and time-consuming, because of obtaining the necessary number of signatures from homeowners to allow for the changes. Hence, the GMHC resolved not to enforce the restriction on perimeter fencing along the back property line for residents whose properties abutted the Heights.

The GreenLeaf Manor neighborhood garage sale was scheduled for June 21, 2014

The GMHC announced that it would now function as a committee instead of as a Board of Directors.

Projects for 2014 were then announced. These included the following activities.

The GMHA would install new street signs throughout the neighborhood, which would then be maintained by the Township

Pyracantha shrubs are to be planted at the retention ponds. Within two years, they will form a solid barrier between GreenLeaf Manor and the Heights development.

Questions were entertained regarding putting out a GreenLeaf Manor directory and newsletter and setting up a GreenLeaf Manor website or Facebook page. A request for volunteers to help with these projects was made.

A request was also made for a volunteer to serve as a neighborhood project manager.

Carolyn Cole has resigned as a member of the GMHC. Nicholas Meyer volunteered to take her place on the GMHC, at least on a trial basis.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Ronald K. McLaughlin
Secretary