

Ferguson Township Meeting Room  
3247 Research Drive  
State College, Pennsylvania  
Meeting Room 1

May 10, 2017 - 7:00 PM

### **Minutes of the Membership Meeting**

Les Shaw, co-chair of the Greenleaf Manor Homeowners Committee, called the meeting to order at 7:02 p.m.

Members of the GMHC introduced themselves. Current members of the GMHC include

- Les Shaw - co-chair and PM of Grounds and Community Relations
- Dave Hill - co-chair
- Ron McLaughlin - Secretary
- Richard Heafner - Member
- Dick Anderson - Member

David Pribulka was introduced as the Acting Ferguson Township Manager. This was followed by introductions of those in attendance.

GMHC members in attendance included Les Shaw, Ron McLaughlin, and Dick Anderson.

The six residents in attendance were Cathy Akritas, Linda Brown, Janet Fleming, Kathy Horlacher, Kevin Tomich, and Ilene White.

Proxies were obtained from Victor Bakaev, Bob Cassidy, Chung-Pei Chuang, Mengzhao Gao, Richard Haefner, Jeffrey Hartzell, Roberta Milillo, Theodore Pruss, C. Peter Romaine, and Marion Swords.

Sam Hawbaker, Management Agent, also attended.

The minutes of the 2016 Annual Meeting were approved without correction

### **Budget**

Sam Hawbaker presented the Treasurer's Report. He received annual dues in the amount of \$115 from 142 units producing an income of \$16,330. Expenditures included \$857 for maintenance and repairs, \$11,658 for grounds and landscaping, \$308 for snow removal, \$737 for insurance, \$386 for electricity, \$95 for trash removal, \$1,633 (10% of income) for management fees, \$126 for copies and postage, and \$74 for miscellaneous expenses. This resulted in total operating expenses of \$15,874 producing a net operating income of \$456. Cash reserves at the end of the fiscal year equal \$22,313.

The budget for 2017 was approved without objection. We anticipate receiving \$16,300 in gross income. Total operating expenses for the year are budgeted to be \$15,115 with disbursements of \$720 for maintenance and repairs, \$10,500 for grounds and landscaping, \$1,000 for snow removal, \$737 for insurance, \$360 for electricity, \$90 for trash removal, \$1,633 for management fees, and

\$75 for copying and postage. This budget forecasts a net operating income of \$1,185 and an end-of-year cash reserve of \$23,498.

Dick Anderson expressed concern that we may have too much in reserves and we should address the question of reducing annual dues. A brief discussion ensued focusing on the need to have sufficient cash available to cover unanticipated expenses (e.g. clearing downed trees in the park following a storm). It was decided to leave annual dues at the current annual assessment of \$115.

### **Accomplishments and Maintenance for 2016**

Accomplishments and maintenance activities for 2016 were presented. The list of these activities is presented below.

- Installed new mulch at the two entrances, around 34 trees in the park, and retention pond areas
- Cleaned up of storm damage in the park woods
- Pine tree area was cleaned up
- Installed new playground mulch at the swing and playground area
- Normal grass cutting, edging, and trimming at the park and retention ponds
- Sprayed for weeds and brush under the tree area in the park
- Snow and ice removal at the retention ponds and sidewalks
- Fertilization and weed control at the park and the retention ponds
- Installed wood chips under the entire large tree area

### **Neighborhood Concerns**

A resident expressed concern about a downed street light at the corner of Sandy Drive and Science Park Road. Mr. Pribulka noted that this light was maintained by West Penn Power, and that they were aware of the situation and were taking steps to replace the light.

A discussion occurred regarding placing a street light at the retention pond on Tanager Drive. It was noted that the street lights that currently exist were installed by the developer and then taken over by the Township. If we want to install a street light by the retention pond, there is a process for petitioning the Township for a street light to be installed *at the cost of property owners*. The Township does not purchase street lights. Jolene Hindman at West Penn Power is the contact person with whom to speak about purchasing street lights.

Problems related to the Heights have not been as bad as was anticipated. However, there are problems at the beginning of the school year. Complaints about noise coming from the Heights should be directed to Township Police as “disturbances of the peace.”

One resident noted that a personal care/assisted living facility is being constructed at the intersection of Blue Course Drive and Havershire. It is unclear what effect, if any, that would have on GreenLeaf Manor.

A resident expressed concern about street trees not being properly maintained by the Township. Mr. Pribulka noted the resident’s concern and said that Township trees could be maintained by the property owner with a permit from the Township.

A discussion ensued regarding the replacement of diseased Township ash trees in GreenLeaf Manor. Mr. Pribulka replied that this is the last year of the plan to replace ash trees. The infestation of the Emerald Ash Borer has apparently “run its course” and ash trees that have not been affected by the Emerald Ash Borer will remain in place.

One resident noted that another resident was putting grass clippings down a storm drain. This is not permitted. Any resident who observes such an event should report it to the Township engineer.

Mr. Pribulka informed residents that the Township is required to reduce the sediment load by 10% in the storm sewer to reduce the levels of nitrogen and phosphorus that current exit therein. He further stated that a municipality may create a Storm Water Authority to monitor storm sewers and that the establishment of such an authority may involve a fee being levied on property owners.

### **Maintenance and Projects for 2017**

The maintenance schedule and projects for 2017 will consist of

- all normal yearly maintenance,
- repairs to the playground area and retention ponds,
- painting at the basketball court area,
- painting of the picnic tables, and
- installing wood chips in specific areas within the pine tree area.

The GreenLeaf Manor neighborhood garage sale will be held on June 17 from 8:00 a.m. to 12:00 p.m. Please call Irene White at 814-303-8484 if you are interested in helping her organize the event.

### **Announcements**

There may be an opening on the Homeowners’ Committee pending notification of the resignation of a current committee member.

Residents were reminded of the following.

- Please pick-up after your pets when walking in the neighborhood
- All swing sets, trampolines, or other large outdoor recreational equipment or structures in backyards must be approved by the Homeowners’ Committee
- Let us continue to keep up our properties for a good reflection of our community.
- For toxic waste disposal, contact the Centre County Recycling Authority
- All suggestions, inquiries, complaints, etc. will be reviewed by Park Forest Enterprises, Inc. (814-238-3431) before being referred to the Homeowners’ Committee.

Sam Hawbaker will update the email list of residents.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,  
Ronald K. McLaughlin  
Secretary

ADDENDUM

Shortly after the annual meeting, David Pribulka contacted me to correct a misstatement on his part. Diseased ash trees in GreenLeaf Manor have not yet been examined to determine whether they should be removed. He assured me that residents can contact the Township Arborist, Lance King (814-238-4651, Department 2) with questions regarding the removal and replacement of diseased ash trees. The Township, within limits, will work with residents in an attempt to replace diseased trees with those of the resident's choosing.