

Greenleaf Manor 2022 Annual Meeting

Wednesday, May 25th at 7:00PM

Ferguson Township Building

www.greenleafmanor.org

Call to order – 7:01PM

Introduction to current Board Members:

- Ron McLaughlin; President
- Deric Case; Board Member
- Dave Kraige; Board Member and Website Coordinator
- Diane Spokus; Board Member attended by ZOOM

There is not a current Secretary on record for the Executive Board; the Association currently pays for meeting production by the Management Company. If anyone would be interested in volunteering for this position, please contact Ron McLaughlin.

Introduction to Paradigm Properties Group; Caitlin Smith in attendance. Sam Hawbaker of Park Forest Enterprises will be retiring as of July 1st and Paradigm Properties Group will be the community management moving forward.

Homes Present (11):

1. McLaughlin, 715 Tanager
2. Case, 365 Farmstead
3. Kraige, 736 Partridge
4. Spokus, 732 Tanager
5. Milillo, 673 Tanager
6. White, 730 Partridge
7. Haffly, 751 Tanager
8. Brown, 756 Tanager
9. Haefner, 724 Tanager
10. Hill, 716 Tanager

11. Akritas, 742 Teal

Proxy Submissions (7):

1. Gilbert, 802 Tanager
2. Kitko, 728 Linnet
3. Yoder, 786 Tanager
4. Ranck, 373 Farmstead
5. Pruss, 377 Farmstead
6. Beck, 2401 Sandy
7. Miller, 776 Tanager

Approval of 2021 Minutes: These are provided on the Association Website at www.greenleafmanor.org. There were no questions or comments from the members; the motion to approve was unanimous by the members present.

President's Report by Ron McLaughlin

Winter Newsletter was sent to all members in March 2022 which includes many community announcements including community projects and improvements, Restrictive Covenant enforcement and complaint instructions and more. This can be found on the community website!

Pleased to report that rubber mulch is being installed in playground area at Shaw Park this year; this is expected to be a permanent replacement as well as meet ADA requirements. Minimal ongoing maintenance is needed; the contractor connected with the Board late May and hopes to install shortly.

If you haven't noticed, the Greenleaf Manor signs have been removed and are in process of being repaired. These should be replaced shortly following completion.

Financial Report by Ron McLaughlin

For last three years, the statement does show deficit spending which is mostly comprised of park-related expenses which are not expected to be reoccurring. This includes signs, picnic tables, benches, etc. All upgrades or maintenance should be completed Summer 2022 and the budget is not expected to run deficits moving forward as all planned projects are completed.

There is a new 2022 budget line item for Stormwater Fee Ordinance in place from Ferguson Township for Shaw Park at \$357.00. This is based on the impervious areas on the park parcel by calculation of the Township, you can find out more information about this fee and your home Stormwater Fee that was billed on the April tax billing at <https://www.twp.ferguson.pa.us/> under Stormwater Fee. Homeowners can also apply for up to 40% credit towards the next billing (2023) through the Township website as well. Stormwater retention basins maintained by the Association can also disperse a credit to the Owners that pertain to that basin; the Board will work with Paradigm to see if this is a possibility in the future. The Association could also utilize a credit from Stormwater Fees to offset the deficit of the budget moving forward.

Questions and Concerns from Members:

Question about volunteer opportunities within the neighborhood. Only official item is the Community Garage Sale. This was not completed in 2020 but was completed in 2021. Ilene at 730 Partridge has the signs for the neighborhood Yard Sale if anyone wished to assist.

Question regarding Solar Panel installation and would like to know if any other homeowners would be interested in as could receive price break if more homes involved – If so, please contact Brian at [BDavisMCCarthy@gmail.com!](mailto:BDavisMCCarthy@gmail.com)

Email from Anonymous Member with two messages for the minutes:

1. To Ferguson Township workers who maintain the neighborhood with care: We are thankful during this past winter service during events, brush collections, street sweeps; by Easter, the community looked great! Request to write on the Association Letterhead to send to Ferguson Township was unanimously approved by those present.
2. Request to remind residents to remove snow and ice from sidewalks in a timely manner. This can result in walkers in the street when sidewalks are unsafe. Please remember that there is a Ferguson Twp ordinance within 24 hours for snow removal and ice melt services to sidewalks.

Request to remind residents that when cutting grass, please do not place in the street, leave on sidewalks, or within retention ponds. Residents may contact the Ferguson Township office for both snow and grass concerns at 814-238-4651 to have the ordinance officer review. While sending on behalf of the Association does have weight, please do contact Ferguson Township as well as a concerned resident. More complaints will assist with action!

Question: Do we bid out mowing and snow? Sam Hawbaker stated that generally has used the same vendor for several years when the price is reasonable.

Question: What do townhomes pay monthly by building or Unit? Sam Hawbaker stated that they pay by Unit equal to Single Family homes.

Question: How to locate buried underground piping from downspouts? Sam Hawbaker recommended to locate discharge area but standard upon build of the homes, the downspout was buried into a sump.

Question: Homeowner, Kelly Dietz had not heard anything back on the depression in her yard. Sam Hawbaker and Ron have sent over a contractor to review swales report back to the Board; this would be investigated at Owner expense. Within on her lot, without digging, this could be a natural depression or sink area.

Question: Can you complete tree trimming in Ferguson Township like sidewalk overhanging limbs and over mailboxes into streets? Ferguson Township has an arborist in which homeowners can submit the request to; Street trees are not to be pruned except by the Township personnel.

Question: If there is shrubbery halfway across by sidewalk on homeowner lots covering over public sidewalks and you cannot see around shrubbery making it difficult to walk around? This would be individual homeowner responsibility for pruning, and this can be Ferguson Twp Ordinance Officer concern.

Question: Regarding the trees in the park, do they require pruning, treatment, and/or removal? Sam Hawbaker stated that a contractor is contacted to take care of these on an as needed basis for trimming. The members would like to have a tree review of park completed for health issues, low limbs, and other items that may need to be addressed.

Question: Request for a directory of all homeowners. However, there are newer privacy laws in place that do not allow the Association to share contact information to all members without explicit permission for each member. The Association does keep a full community contact listing and with Paradigm's transition, they are requesting Contact Forms from all members which may fill in blanks.

Question: Are notices sent out to tenants and owners? Sam Hawbaker stated that it's required to send out to membership, not necessarily sent to tenants. This is the responsibility of the ownership to communicate notices to their tenants. Neighbors also will forward to tenants to let them know, thank you!

Question: There has been reports of a gentleman that rides lawn mower through bike path from Saddlebrook, into Greenleaf to mow lawns. There have been concerns about motorized vehicle on path and street (Sandy Drive). There is not an HOA regulation of such but can be reported to the non-emergency police line at Ferguson Township at 1-800-479-0050

Note that there may be another ice cream in the park and to keep an eye out for that announcement!

With no other questions or concerns, the meeting was adjourned at 7:55PM.