

# **Estates at Dove Run HOA Board Meeting**

Minutes for May 18, 2008

## Directors present:

- Maurrell English, Richard Green, Jennifer Godlewski and Ed Henry

## Agenda:

- **Assessment Status:**
  - ❖ Approximately 75% compliance, approximately 66 homes remain unpaid.
    - An inquiry will be made with the attorney (once hired) to determine how to handle delinquents, including foreclosure and for-sale properties.
  
- **Landscaping Update:**
  - ❖ Dates reserved at WSFS Community Room for homeowners to review landscaping data & cast vote for their preference:
    - Wednesday, May 21 – 4pm to 6pm
    - Friday, May 23 – 5pm to 7pm
    - Saturday, May 24 – 9am to Noon
      - This information was placed on the current website and signs were placed at the Brick Mill entranceway to remind homeowners to check the website. A mass email was also sent out to those homeowners who provided their email address.
  
  - ❖ It was discussed that an additional limit must be placed upon the landscaping project because of the lack of assessment funds. It was agreed that only 75% of assessments would be allowed for use on this project; proportionate to the assessments received vs. the original budget based on 100% compliance.
  
  - ❖ Discussed possibility of only paying for maintenance of current landscaping, in lieu of risking planting failure due to summer heat and lack of irrigation system. Agreed this problem could be averted by utilizing a regular maintenance and watering contract with a qualified landscaper.
  
  - ❖ It was reported that Dakota Williams (Landscaping Committee Member) was told that the Town of Middletown owns the median strip at the Rt. 299 entranceway. Permission was given for the HOA to landscape this median, if desired. This idea was discussed,

via email, and during this meeting, and the following problems arise:

- The area is not owned by the Dove Run HOA.
- The HOA is not able to protect any investment in this area under liability insurance.
- The Town is unlikely to compensate the HOA in the event that the median is moved or damaged due to construction scheduled near the area.
- It was therefore agreed that it would be irresponsible to spend homeowner money to landscape an area not owned by the HOA.

➤ **Liability Insurance:**

- ❖ Richard will purchase liability insurance for the HOA, from Nationwide Insurance, during the upcoming weeks.

➤ **Attorney/Third Assessment Notices:**

- ❖ It was discussed and agreed that the attorney must be engaged immediately to deal with delinquent assessments and advice on deed restriction violations.
- ❖ The attorney will send third notices to unpaid homeowners.
- ❖ Third notices will include a late fee of \$25, attorney fees and 12% APR applied to all balances unpaid after 30 days.
- ❖ Any unpaid portions will also continue to accrue interest.
- ❖ Richard will hire the firm of Woloshin, Lynch, Natalie and Gagne immediately and letters to homeowners should go out within the next few weeks.

➤ **Architectural Review Committee:**

- ❖ Agreed the HOA must get advice from the attorney prior to another meeting of the members, to address deed restriction violations.
- ❖ Agreed committee needs to construct guidelines for the development review process.

➤ **Town Issues:**

- ❖ Grass violations. The Town of Middletown will handle grass violations. Grass 12" or higher is considered unacceptable within town limits. Contact the Town's Public Works Department at: 378-9092 or 378-2211 to report neglect.
- ❖ Neighborhood Watch: Both Jennifer Godlewski and Megan Aitken have attempted to contact the Middletown Police Department for instructions to start a neighborhood watch. Neither has yet to receive a call back, after repeated attempts. This issue will

eventually be brought up at a Town of Middletown Town Meeting, if no response is received.

- ❖ It was also agreed that the Dove Run HOA should be represented at all Town Meetings, whether by the Board of Directors or a formed committee.

➤ **Miscellaneous:**

- ❖ Treasurer's report requested by next meeting
- ❖ Counter requested on new website to monitor traffic
- ❖ Heavy-duty signs requested for HOA meetings

***Next Board Meeting will be scheduled via email, but tentatively scheduled for either Wednesday, May 28<sup>th</sup> or Thursday, May 29<sup>th</sup>.***