

**SOUTHERN VALLEY COMMONS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
MAY 11, 2015**

**CALL TO ORDER**

The meeting was called to order by President, Paul Anzaldi, at 7:01 PM.

**INTRODUCTIONS**

The Board of Directors was introduced Richard Cotton, secretary, Paul Anzaldi, president and Joseph Cirone, treasurer. Also in attendance, Property Manager, Kiley Shively representing Acri Commercial Realty.

**DETERMINATION OF QUORUM**

Property Manager Kiley Shively announced that there was a quorum present either in person or by proxy.

**APPROVAL OF MINUTES**

A motion was made by 736, Mark Armanious, seconded by 748, John Royer and carried unanimously to approve the minutes of the May 12, 2014 Annual Meeting.

**FINANCIAL STATUS**

Joe Cirone advised that at the end of April, 2015 the operating budget is on target. The reserve account had \$117,242. The Board will discuss the 2015 budget in the fall and will monitor the reserve account to maintain the total of \$100,000. Homeowners may see another disbursement of the overage.

**NEW/OLD BUSINESS**

Paul Anzaldi reminded homeowners that they are responsible for repair, replacement, and maintenance on the exterior of the homes. Sidewalks need to be addressed and seeding of the devil strip areas. The lifting or deteriorating sidewalks is a liability on the individual homeowner.

The Board addressed painting the shutters and doors last year. The staining of the decks will be addressed this year. Homeowners should stain their deck a neutral color. The Board will continue to enforce the exterior upkeep of the community to make sure the standards for esthetics are being maintained to protect everyone's investment.

The association only cuts the grass and fertilizes. All other maintenance is the owner's responsibility.

The Board reminded owners that they must request and receive approval from the Board prior to doing any exterior changes. If you don't receive approval for an exterior change you will have to correct the change to the original condition. Owners don't need to request approval to plant flowers or low growing shrubs in existing mulch beds.

The Board reminded owners to check their lampposts. CFL and halogen bulbs seem to last longer than other bulbs.

Holiday decorations should be removed within 30 days after the holiday.

Homeowners on attendance were interested in adding sidewalk snow removal as part of the association responsibility. The Board will schedule a special meeting for the homeowners to vote on adding this service. The association pays to have the common area sidewalks serviced.

The Board will be looking into having mulch installed in the spring and again in July to keep the curb appeal.

The ravines will be cleaned of trash once a year.

The Board will be completing a walkthrough of the community in June to note any maintenance issues and dead plants.

### **HOMEOWNER COMMENTS**

Is parking on the street permitted? Adams Township ordinance does not permit parking on the street. If homeowners have a complaint they need to report it to the police.

Can speed bumps be installed? The Township owns the streets and they will not install speed bumps.

Can community parking be installed? This was looked into a few years ago and there is no common area to install additional parking spots.

How long has JML been the landscape company? They seem to be cutting less area in the rear of the homes. JML has been awarded the landscape contract every year other than two years Brickman Landscape had the contract. JML will be notified of the cutting in the rear.

Homeowners have been parking on the grass and sidewalks. Letters have been issued to those who have done this. No one should be parking on the grass or sidewalks.

The yards in the community are looking good.

If we have a drought homeowners are encouraged to water the tree in front of their home.

A summer and winter announcement should be sent to the community to remind homeowners of the different rules.

Please don't feed the wildlife.

### **INTRODUCTION OF NOMINEES**

It was announced that there is one vacancy for the Board; a three year term. Chris Miller was nominated from the floor and accepted. No other owners expressed interest. By acclamation Chris Miller was elected to the Board for a three year term. The Board thanked Dick Cotton for his volunteered service on the Board.

### **ADJOURNMENT**

A motion was made properly made, seconded and carried unanimously adjourn the meeting at 8:13 PM.

Respectfully submitted,

Richard Cotton, Secretary

RC/ks