**SOUTHERN VALLEY COMMONS ASSOCIATION**

**ANNUAL HOMEOWNERS and SPECIAL COMMUNITY MEETING MINUTES**

**March 21, 2022**

**CALL TO ORDER**

The meeting was called to order by President, Paul Anzaldi, at 6:02 PM.

**INTRODUCTIONS**

The Board of Directors and additional guests were introduced:

Board: Paul Anzaldi, Joseph Cirone and Brian Brant.

Andrew Beneigh representing Cranberry Community Management, Lisa M. Burkhart, Esquire, legal counsel for Southern Valley Commons Service Association, Inc.

**DETERMINATION OF QUORUM**

Andrew Beneigh advised that the meeting notice was sent in accordance with the governing documents and that a quorum of homeowners was established.

**FINANCIAL STATUS**

Joe Cirone advised that we finished 2021 $2400 under budget. No Dues increase will take place in 2022. No Capital Expenditures were required in 2021. New Landscaping contract with JML and TrueGreen resulting $7000 savings. The operating budget is currently at $81,238 in cash and reserves with $26,437 in receivables due. Overall landscaping costs were over budget due to increased snow removal costs in early 2021. A motion was properly made, seconded and carried unanimously to approve the February 2022 Financials.

**NEW/OLD BUSINESS**

President, Paul Anzaldi, talks about the following with the homeowners:

Lamp post maintenance: Staffing issues prompted the Board to discontinue the lamp replacement program in 2021. There are no street lights in the Southern Valley Community and the lampposts provide all the Community lighting at night. Homeowners are encouraged to use CFL bulbs should replacements be necessary and to promptly replace any defective bulbs. The maintenance of posts and lighting are responsibility of individual homeowners. There remains a leftover supply of bulbs at Paul’s residence (contact info in the meeting notice) which are free while supplies last.

Spring Clean Up: Clean up in the ravine areas is tentatively scheduled for June to allow for thistle to be tall enough to cut yet have not dropped seeds. Tree and shrub maintenance is also the responsibility of JML with minimum of one late spring trimming.

Leased Properties: The homeowners were informed that there are 22 Units that are now leasing their homes and the community stands at 13% vs. 41 units and 24% at the time of the lease amendment passage. Paul and Joe both noted as tenured board members the significant improvement seen in overall upkeep during their annual inspections.

All owners are in compliance with the Lease Amendment except for one (1) homeowner. The Board Members, CCM and our legal counsel continue to work toward resolution on this long- standing issue.

Alterations: The homeowners were reminded that all exterior alterations must be approved by the board. Whenever a homeowner is adding or removing anything on the exterior of the home, an alteration form must be filled out and presented to the Board. The Board will not ask for an alteration request to be sent in for something small such as replacing a dead bush. Failure to submit an alteration request will result in A) a $50 fine for alterations that would be board approved or B) a $100 fine for alterations that would not meet approval and continued $100 fine every 30 days until alteration was returned to its original or a compliant state.

Questions and comments from the floor:

Concern raised about waiting so long for clean up as easier to gather trash and debris prior to spring growth. Paul advised we only have one clean up in budget and it is a high expense item for contractor and priority needs to go to controlling thistle and invasive plants.

Concern on snow removal not being completely done in all common areas and where contractor responsibility begins. Small open space areas are sometimes not done.

Another question regarding thistle control. Paul advised chemical alternatives are extremely costly given size of the ravine areas. A question regarding previous meeting minutes was raised. Paul advised that no minutes were available. They will be posted on the website going forward.

**INTRODUCTION OF NOMINEES**

It was announced that there is one vacancy for the Board, Joseph Cirone; a three-year term. Joe expressed his desire to be re-elected to the Board and stated his accomplishments in 14 years on Board. A nomination from the floor was made for Dante Bartolotta. Dante introduced himself and expressed his desire to be considered for the open seat, discussed his background. A motion was properly made, seconded, and carried unanimously to close the nominations from the floor. A vote was conducted with ballots collected and tabulated by Andrew and two volunteers. Paul was given the count for review and announced that the vote was 11 to 4 in favor of Joe Cirone, who was elected to the Board for a three-year term.

**ADJOURNMENT**

A motion was made properly made, seconded, and carried unanimously to adjourn the meeting at 6:46 PM and all were notified that the Special Meeting would convene at 7:00 PM

**SPECIAL COMMUNITY MEETING**

**CALL TO ORDER**

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

**Attending on behalf of SCVSA:**

Board: Paul Anzaldi, Joseph Cirone and Brian Brant.

Andrew Beneigh representing Cranberry Community Management, Lisa M. Burkhart, Esquire, legal counsel for Southern Valley Commons Service Association, Inc.

**MEETING PURPOSE:**

To inform the community on the proposed fence amendment requested by a homeowner who had obtained sufficient signatures to require a special meeting for discussion, based on our current governing documents. Proposed amendment details were provided in the January 21, 2022 meeting notice.

**DISCUSSION and Q &A:**

Homeowners Dante Bartolotta and Siena Shilale were introduced as amendment sponsors.

Their discussion points in support:

* Fences would be in back yards only.
* Owners responsible for all upkeep.
* Homeowners should have right to do what they want with own property.
* Provides safer environment for pets and children in their own yard.
* Offers more safety and privacy for homeowner.
* No interference with neighboring properties.
* Restrictions would be in place for style and maintenance.
* 87 signatures gathered in support.

Floor opened for discussion.

Considerable concerns and conversation raised regarding:

* Maintenance responsibilities and mowing
* Monitoring and insuring upkeep within fenced yards
* Potential disruption to neighbors
* Additional costs to community for maintenance
* Ability for HOA to correct water drainage issues

Lisa commented that for the amendment to pass it would require 67% of homeowners, 114 yes votes, and that tenants do not have any voting rights. Paul noted that any Adams Township regulations and permitting beyond regulations in the proposed amendment would have to be satisfied and then accepted by the Board.

There was discussion regarding how amendments get presented, who is responsible and next steps.

Paul stated the board is responsible for presenting the amendment via mail to all homeowners when presented from the requestor a petition with sufficient signatures from the community to warrant further discussion. An Amendment proposal is then drafted per by-laws and offered to HOA members for approval.

Question put to the Board: Does the board support this amendment? Unanimous that the Board does not support the fence amendment

**CONCLUSION**

Board agreed to move forward and send a formal amendment proposal to HOA membership, based on initial petition response.

**ADJOURNMENT**

A motion was made properly made, seconded and carried unanimously to adjourn the meeting at 7:43 PM.

Brian Brant, Secretary.