Little Creek Farms Homeowners Association

Minutes: Quarterly Meeting March 6, 2019

1. Meeting called to order by Barry Jennings at 7:02pm

Members of the board in attendance: Barry Jennings, Steve Grove, Jared Forrey, Joe Keefer, Casey Hermann, Brian Biazzo, Angela Eveler, Jennifer Drasher

Houses represented: 1512 Farm Cross Way, 1420 Green Meadow Drive, 1457 Wheatfield Drive

2. Reports of officers and standing committees

2.1. Chairman’s report: Barry Jennings

A. Barry Jennings introduced himself to members of the board and HOA members who were present for the meeting. Barry resides at 2820 Barton Circle and has lived in the neighborhood since June 2018. Barry’s vision is to establish a stronger sense of community and conduct business in a manner that is fiscally responsible and transparent.

B. Copy of by-laws are now posted on website. There are two copies of amendments to declaration on website. Articles of Incorporation are filed with the state. We currently do not have a copy. Homeowner from 1512 Farm Cross Way stated he may be able to assist with getting a copy. We currently do not have a copy of the original declaration. Members stated the original declaration is recorded in the recorder of deeds office. The correct documents need to be obtained so we can be in compliance.

C. HOA meetings take place in March, July, October, and November. The meeting in November is the annual meeting. Committees do not hold meetings.

D. It would be beneficial to rewrite the by-laws in a more meaningful and useful way for the HOA.

E. According to the by-laws, the board must have a minimum of three directors and a maximum of seven directors. The board currently has three directors: president, treasurer, and secretary.

2.2 Vice President’s Report: Vacant

2.3 Secretary’s Report: Angela Eveler

A. Angela will finalize meeting minutes from November 2018 annual meeting and submit to board within the next week.

B. Angela Eveler officially resigned as HOA Secretary

2.4 Treasurer’s Report: Jared Forrey

A. Operating account $1,827.16 as of December 31, 2018

B. Reserve account $101,566.21 as of December 31, 2018

C. Past due HOA payments

1. 1501 Farm Cross Way past due 2018 and 2019

2. 1464 Farm Cross Way (vacant lot)

2.5. Architectural Review Committee: Brian Biazzo/Joe Keefer

A. Approved Applications: Pool and fence

B. New Applications: Received application for a roof addition and a new deck

2.6 Grounds Committee: Steve Grove

A. Steve repainted both front signs for $32

B. Front walls, where signs are attached, are in bad shape. Steve will be getting quotes to have them repaired.

C. Replace large wooden bridge along walking trail with composite material. Steve will be getting quotes on replacing the bridge.

D. Update on weed and feed: This past fall there was a treatment on all common areas except the front common area. Contract has been signed for Spring and Fall treatments on large common areas. This includes the front of the development, the large field behind Farm Cross Way, area between Farm Cross Way and Wheatfield Drive, and large common area by pump house.

2.7 Social Committee: Casey Hermann

A. Easter Egg Hunt will be held either April 13th or April 14th in the common area between Farm Cross Way and Wheatfield Drive. Households that want to participate will bring a dozen plastic eggs per child filled with Easter treats. Casey will ask around to families and put a poll on HOA Facebook page to pick date.

B. Community Yard Sale will be held on May 3rd and 4th. Casey will get signs and put them out one week before along with a classified in the York Daily Record.

C. Event information will be posted on HOA Facebook page, on the HOA website, and e-mails will be sent to households.

D. Website has been updated with by-laws and board positions with email addresses

E. Welcome baskets will be delivered to 1483 Farm Cross way and 1420 Farm Cross Way. Casey will send out an email to see if anyone wants to join in delivering baskets.

3. Unfinished Business

3.1. Barry has received complaints that electric toys are on the streets, sidewalks, and walking trail. This is a parental issue or potentially a police issue if they are sidewalks or streets. Resident at meeting expressed concerns on electric toys. Children are frequently riding on the trail behind his house and creating a disturbance to his family. He has asked parents to take control of it but there have not been any changes. A concern was also raised that these toys are causing mud tracks to and from the church property by the pine trees. Barry offered to meet with residents individually who have concerns on this matter and to talk to the parents.

3.2. Barry has received complaints that there are dogs in the neighborhood that are not kept on leashes when off personal property. It is recommended to contact the police or animal control if you have an issue regarding an animal that you cannot resolve with the owner.

3.3 Feral cat problem in neighborhood

3.4 Issues with speeding and not obeying stop signs in the neighborhood. West Manchester will not allow speed bumps due to snow plowing. Speed strips were previously placed but were not effective.

3.5 Snow boarders observed coming through Barton Circle and possibly running through people’s yards. If homeowner see’s this they should address it with parents.

4 New Business

4.1 Angela Eveler moved and it was seconded to accept Mr. Jennings offer to serve as HOA president. Motion carried unanimously.

4.2 Barry Jennings moved and it was seconded to accept Jennifer Drasher to serve as HOA secretary. Motion was carried unanimously.

4.2 Increase meeting attendance. Board will consider offering incentives or a change to meeting days to increase member attendance.

4.3 Question was raised by resident to seed a large patch on his neighbor’s property where a shed had previously been. The shed had to be moved to make way for the walking trail. Steve said this can be taken care of this spring.

4.4 Snow needs to be removed around bus stops so children do not have to stand in the streets. This is a requirement by West Manchester Township.

5. Meeting adjourned by Barry Jennings at 8:21pm.