

## VILLA AT FIVE PONDS ZOOM BOARD MEETING

**April 20, 2021**

**PRESENT:** Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Paul Luff (PL), Tina Talansky (TTa), Amy Wert (AW), Merle Neulight (Scribe)

**RR:** Opened Zoom Executive Board meeting at 9:30 am.

### I: PRIOR MINUTES

- A. **JM:** Accept prior minutes from March 23, 2021 as presented. **PL: 2<sup>nd</sup>**. All approved 5-0.

### II: FINANCIAL REVIEW

#### A. Delinquency Report

- a. **AW:** XXX Clubhouse Lane-\$10-short in assessment.
- b. **AW:** xxxFairway Dr-\$100-PL: Has owed this for one year. Resident has owed this since the winter storms and should be paying late fees on the bills.
  - i. **AW:** Can stop resident from use of Clubhouse facilities when things reopen.  
**JM:** We could threaten legal action. When the Clubhouse reopens, turn the FOB off. **AW:** Our purpose is to have the resident come into compliance.
  - ii. **RR:** Send a letter before we take him to Small Claims Court.
- c. **AW:** X Five Ponds Circle-\$795-PL: This home was sold on March 3, 2021 and is listed in Zillow, but it has not yet been transferred by the county. **AW:** We did receive paperwork from the Title Company.
- d. **AW:** XX Five Ponds Circle-\$25
- e. **AW:**XX Villa Dr-\$10
- f. **AW:** XX Villa Dr-\$275 including \$15 late charge

#### B. Treasurer's Report

- a. **MS:** Money Market Funds-There are five-three from Customers and two from Centric. \$23K in payables.
- b. **MS:** R28102-New CD from Meridian for \$125,000 at 0.55% for 18 months, due 9/23/2022.
- c. **MS:** Two CD's came due-Meridian and American Heritage. The money was deposited into our Money Market fund. Will wait until our next meeting before buying the CD at Centric.
- d. **MS:** R28107 is due 3/2021 from Huntingdon Valley Bank for 0.35%. We could renew that but discuss it next month. Discussion.
  - i. **MS: MOTION:** Renew R28107-Huntingdon Valley CD at 0.35%. **PL: 2<sup>nd</sup>** All approved 5-0.
- e. **MS:** 5190-Misc-We received \$90 in checks for replacement of mailboxes and key FOBs
- f. **MS:** Acct. #6436-Clubhouse-\$236.63; Staples \$101.63; CAI enrollment-\$135.

- g. **MS:** Acct. #6451-I questioned Brian regarding the water bill of \$217.46. We are being billed monthly instead of quarterly.
- h. **MS:** Acct. #6475-Anchor for Security Alarm to replace the door switch plungers \$255. They owe us two plungers. **RR: ACTION:** Will call Anchor.
- i. **MS:** Acct. #6541-Repairs for motion detectors \$28.61; Valve for water heater-\$1,064; Franks-replace light switches with automatic switches in the bathrooms for \$576.50.
- j. **MS:** Acct. #65411-Replace the street water cap on Villa Drive.
- k. **MS:** \$300.21-RR purchases at Lowe's and Home Depot for mailboxes; Acct. #6542-Contract \$333.75 AM Mechanical; Acct. #6522-Grounds Maintenance contract for Spring Clean-up \$3,400; Lock Box fee was not accrued and will be picked up next month.
- l. **MS:** Acct. #4010-Capital \$487.20. RR purchased Carbon Monoxide units.
- m. **MS:** Income Tax rebate of \$5,209 is expected this spring.
- n. **MS:** Spoke to Hayden to lessen the \$9555 bill for stump and grass work done this spring.
- o. **MS:** Total assets from February to March are down \$75K because of the snow in February which we paid.

### III: GUEST-MICHAEL HARTAN (MH) 69 Villa Dr

#### A. Discuss of the Emergency Access to the development from Delmont Ave

- a. **MH:** Concern about the damage being done to the turf at the emergency access from Delmont Ave. What he and the other residents, at that area, initially were told about what would be done but it was not finished the way they were told. When Delmont Ave is plowed from a snowstorm, the Township piles the snow up high at that entrance and the concern is that the firetrucks will not be able to get through. Also, some residents had been parking there and it is obviously a NO PARKING area. I have spoken with them and they are no longer parking there.
  - i. **RR:** It is a mandated fire lane. If there is an emergency and the firetruck needs to go through, the individual who is parked there would be responsible for all damage to their own vehicle, fire truck and the turf. A letter had previously been sent to the neighbors that they are blocking emergency access to the community.
  - b. **MH:** If, instead of grass, asphalt was there, then the snow could be pushed to the fence and then be scooped to the side onto the grass. Even though the snow would damage the grass, it could be repaired by the landscaper in the spring.
- c. **JM:** We will examine the costs and will get back to you. **MH:** Left the meeting.
  - i. **JM to AW:** Please obtain a quote from HBI. **TTa:** We should speak with TT and have them remind the workers that this is an emergency exit and speak to the Township.
- d. **AW:** It is not fair to the vendor to ask for a quote unless there is a chance we would move forward with this job.

- i. **AW:** TT has been informed that after the snow is plowed that the workers should return to that area and clear the emergency exit which is done.
- ii. **JM:** Also, the Township does pile the snow on Delmont Ave. in front of the entrance to the fence.
- e. **AW: ACTION:** Will send a letter to MH thanking him for his suggestions and that we will consider them.
- f. **PL:** As per the contract, TT does return promptly to clear the emergency exit.

#### IV: LANDSCAPE

##### A. Grounds Maintenance Schedule

- a. **PL:** Sprinkler systems have not been done yet; not doing the early spring flowers; most of the turf repair has been completed.
  - i. **AW: ACTION:** Will remind TT items on the schedule which have not been completed. TT did a good job with the mulch. Clayton is trying to train new employees. Only 25-30% of the employees are returning.
  - ii. **PL to RR:** Has the wall at 269 Fairway has been repaired? Yes. Completed.

##### B. Total Turf-tree letter

- a. **PL:** Hayden Schmucker (HS) from TT stated in his letter that he could not find trees at a lower cost and will not replace the Japanese Maples. **PL:** Would like to financially deal with him to share costs. He informed him that at XXX Fairway, a Colorado Blue Spruce has died and perhaps removing that a tree the cost can be used to obtain the Maples requested.

##### C. Resident Landscape/tree Concerns and Requests

- a. **AW:** xxx Fairway-there is a dead tree behind the home that needs to be cut down.
- b. **AW:** xx Villa-Many trees have died here. **PL:** I would like to plant one of the Japanese Maples and a Willow tree there.
  - i. **AW: ACTION:** Will send the resident a letter stating that the trees will be planted in the fall.
- c. **AW:** xx Fairway-tree should be cut down as it is falling due to the wind. Will evaluate it regarding being replaced in the fall.
- d. **AW:** XX XFairway-three things...The grass is dying around the tree plus there are spots in the yard. Also, voles are in the yard and creek-bed. We need to keep the creek-bed grasses from encroaching from the creek-bed. **AW: ACTION:** We need a quote to seed in that area.
- e. **AW:** XXX Fairway-There are five plum trees-one is dead and needs to be cut down and grassed over. **MS:** Trees that are being cut down should be on one work order.
- f. **AW:** XX Fairway-two years ago, PL had committed to replacing the trees. Some have died. **PL: ACTION:** Will have TT evaluate.
- g. **AW:XX** Villa-Stump needs to be removed and turned to grass.
- h. **AW:** XXX Villa-Evaluate the pear tree to determine if it needs to be cut down.
- i. **MS:** We need to be aware of what to do with Ground Maintenance excess and not exceed our budget as next year we may have many expenses. Someone should speak to Hayden Schmucker about the time frame of handling all these items.
- j. **PL:** Mowing began last Thursday.

## V: EXTERIOR CHANGE REQUESTS FOR APPROVAL

- A. **PL:** XX Villa-awning-All Insurance paperwork has been approved. **AW: ACTION:** Will send a letter to the resident that the awning has been approved.

## VI: MAINTENANCE SCHEDULE

- A. **PL:** The hoses around the pond have been turned on, but the lines need to be flushed out before the water is used to start filling the pools. Berardelli should run hoses to flush out the lines.
- B. **MS:** The sprinkler system has not been turned on yet; Projector screen has been lowered; Clubhouse window cleaning has been started; Clubhouse roof has been inspected-can see where seams meet. Tiles were replaced and caulked on the roof to address an open issue.
- C. **MS:** Louver in the pump room was replaced with a new one that operates with a smaller motor; foam was filled in open areas and the heater in the pump room was turned off. This should reduce the cold in that area in the winter months.

## VII: OPEN ITEMS

### A. Clubhouse

#### a. Advisory Committee

- i. Decision to have a maximum of seven residents for the Advisory Committee. All of those who volunteered showed that they were vaccinated. Most residents have been vaccinated;
- ii. **RR:** Should choose from the residents who answered the soonest.
- iii. The following residents have been chosen because of the promptness of responding plus how they can contribute best to the committee:
  1. Beverly Sampson-XXX Fairway-ability to do a spread sheet
  2. Mike Perilstein-XXX Villa-physician
  3. Bernie Hoffman XX Five Ponds Circle
  4. Howard Rabinovitch-Member of Bucks County Medical Reserve Board
  5. Jim O'Brien-XX Villa-
  6. Jack Cohen-XXX Villa
  7. Allen Bornstein-XX Villa
  8. Alternate-Ron Dorfman-XX Villa
  9. Alternate-Larry McKeogh-XXX Villa
    - a. **PL:** Will be the liaison to the Advisory committee and **JM** is the back up.
- iv. **JM:** They will need to familiarize themselves with pickle ball, tennis, CDC Guidelines, etc., plus they will need to form a Mission Statement.
- v. **PL:** We should sign up for Zoom at \$125 per year for 100 people.
- vi. **PL to JM:** We should meet to set up an agenda.
- vii. **JM:** We need to send a written thank you to all those who volunteered and inform them that they will be on a list in the event they are needed. **JM: ACTION:** Will write the thank you notes.

b. **Pool Opening Schedule**

i. **JM:** May 11<sup>th</sup> we will uncover the pool, but it will not be open then.

c. **MS:** We need Mario's employees to be here first to take the shuffleboard off the truck and then it needs to be covered with a tarp. We also need to take some furniture under the cover so that it can be wiped down. Will is cleaning the outside bathrooms plus removing the plastic covers. The Purell's eventually will be moved outside, and additional large pumps put in the bathrooms.

i. **PL:** Need two coated chains two feet long and matching locks to lock the entrance gates to the pool deck.

ii. **MS:** Need a roll of colored tape to mark the ground for social distancing.

iii. **JM:** The committee needs a list of what to do-our expectations of them.

iv. **PL:** Plus, waivers need to be discussed.

**B. Birdfeeders**

a. **PL: MOTION:** Send the original rules from 2009 to those new residents that have birdfeeders that were not on the original list informing them that they need to abide by the rules. **JM: 2<sup>nd</sup>:** Include that "no mess" birdseed needs to be used. All approved 5-0.

i. Three new residents, XX and XXX Villa, plus one other will be sent letters. They must sign and return the rules or remove the feeders.

**VIII: CORRESPONDENCE**

A. **AW:** XXXFairway-resident complained that dog owners are walking their pets in the turnaround and permitting them to "do their business" there. Pet owners should keep their pets on common ground.

B. **AW:** XX Villa-In response to complaint from resident that those who were in violation of the "over 55" rules were not responsible for the legal fees. **AW: ACTION:** Will send letter to the resident that we followed Legal Council's advice and guidance during Covid.

**IX: ADDITIONAL OPEN ITEMS**

A. **AW: ACTION:** Will contact Mario about the necessity to contact MS about the tables and chairs before May 1<sup>st</sup>.

B. **JM:** Once the pool is uncovered, signs will be placed that "Pool Closed".

C. **MS:** When we open, there should be locks to the Clubhouse. Plus, we need to contact companies for monitoring the pool; Rules; Hours; Limited people.

**X: NEXT MEETING-**Tuesday, May 25<sup>th</sup> at 9:30 by Zoom.

**XI: ADJOURNMENT-PL: MOTION:** Adjourn meeting. **TTa: 2<sup>nd</sup>-**All in favor 5-0. Meeting adjourned 11:59am.