

CHALFONT VIEW
MINUTES FROM ZOOM MEETING
HELD WEDNESDAY, NOVEMBER 11, 2020

The meeting began at 6:30 p.m. on Wednesday, November 11, 2020. The meeting was held via Zoom to due Covid 19.

In attendance for the HOA Management Company were Nick Hano and Rhonda Morris

All three Board members were in attendance: Karun Anantharam, Aashish Shah and Scott Zielinski

Approximately 44 homeowners attended.

Karun opened the meeting.

- First topic discussed was drainage behind the homes from 24 Ruthies, all the way down to the basin. Homeowner should raise issue with builder. Not common land; homeowner property.
- Basin for water overflow; board been working on all summer; work in progress still; not final at this point; developer is working on it.
- Utility boxes that are a hazard; settling of ground; boxes have sunk; Verizon will be handling and PECO; developer work in progress
- Streetlamp in middle of the park; logistical issues; homes may be aggravated by streetlamps; will be addressed after the dedication process taking homeowners into consideration
 - Suspicious activity was discussed; pipes being sliced; residents please check your sprinkler systems
- Possible addition of a park bench was tabled until now because kids are using it as a play area; will explore further

Scott continued with:

- Trash can in common area; not practical for now; maintenance concerns
- Election of Board members – term of board members is two years
- Parking on Streets; residents should be using overflow parking and driveway; overnight parking issues
- Backyard sheds; board approval needed; visibility issue
- Keeping roads public versus private; police patrolling neighborhood; snow ploughing cost; will be a community discussion; final decision is on borough

Aashish concluded with:

- Snow removal currently receiving bids
- Fertilizer treatment;
 - Landscaping issues were discussed; weed control; maintenance obligations
 - Pest control
 - Facebook page suggested for community feedback on landscape issues
- Financial overview still in progress
- Property management company being replaced
- Staying friendly and positive with one another

The meeting ended approximately 8:30.