

Dowlin Forge Station

Homeowner Meeting

10/14/2019

Meeting was held at 7PM at the East Brandywine Township Building.

Board Members in attendance: Jessica Macker, homeowner, John Rathfon, Metropolitan Group, Giovanna Raffaelli, Metropolitan Group, Nicholas Hano, Management Company

Topics of discussion:

- I. Trash enclosure amendment
  - a. Discussion was held regarding the potential of adding an amendment to the HOA rules to allow for a trash enclosure to be placed outside the homes.
  - b. Amendment would include what size and styles are allowed.
  - c. Example amendment to be provided by Nick Hano and voted on by the executive board
  - d. Amendment to be drafted and voted on ASAP. Will need to be resolved prior to the annual meeting in the March timeframe.
  - e. Will need to discuss how this translates for the townhome residents due to the connection of the homes.
- II. Lawn Care
  - a. Several residents brought up that the lawn treatments not being performed especially around the town homes when we are budgeted for 3 a year. Nick Hano will confirm with Countrywide that this treatment has been performed and will be performed on an ongoing basis.
  - b. Questions were raised regarding the fact that we are budgeted for \$15,000/month for landscaping costs, however for 3 months expenditures were less than \$10,000. Asking for a reconciliation of the spend.
  - c. Several the residents noted the condition of the common areas not being treated.
  - d. A request was made by the residents of the townhomes to check with Countrywide on the status of the aeration and over seeding. Nick Hano agreed to follow up.
- III. Bidding of the snow removal and landscaping contracts
  - a. During the executive session prior to this meeting, it was decided that both the landscaping and snow removal contracts will be bid for the next contract year. Bids will be put out around the December timeframe to have the numbers for the budget process in January.
  - b. Jess Macker will provide the contractor contacts she was given from the community to be included on the bid list.
  - c. The bid package will include a map of the community showing all areas that are included in the bid for both the landscaping and snow removal contracts.
  - d. Many residents discussed the issues around the snow removal in the prior season, specifically the sidewalk leading down to the Creek Road bus stop. The Metropolitan Group mentioned they are meeting with the snow removal contractors soon to discuss the requirements of the contract and will specifically address that area. It was requested by the residents to have the contractors phone number. Any issues should first be

presented to Nick Hano's office to get to the snow removal contractor. The board agreed to give the information to Jessica Macker to coordinate the communication of any issues as well.

- e. The Metropolitan Group oversees the snow removal until the Community is dedicated to the township.

IV. Replacement of the open homeowners' board seat

- a. A paper was passed around for nominations or volunteers to be placed on the board for the vacant homeowners' seat. Lee Boerer was included on the list. The executive board will vote him in as soon as possible.

V. Open discussion

- a. The area behind the townhomes where they meet the single homes needs attention. John Rathfon from the Metropolitan Group agreed to review.
- b. Is the water basin behind Harner the permanent solution as there is water sitting in the basin regularly. The answer was that this will be converted once a certain amount of the development is constructed and settled.
- c. Are the pipes behind Tucker going to be pulled soon? Yes, in the spring and will be graded.
- d. Anything that can be done about the nails on the road? DR Horton will need to answer this one.
- e. Discussion about when the pump and haul plant will be complete. The plant is on track to come online after the first of the new year. At that point the sewage bill will go to the township.
- f. Discussion about the change in the customer charge formula on the propane bills.
- g. Will there be streetlights put in? The developer is bound to the plans. Potentially in the common areas?
- h. Can the bus stops be moved into the development? Not until the roads are dedicated to the township. Working on potentially dedicating some of the spine road when the first phase is done.
- i. Any update on the tot lots? Jon Rathfon oversees installing them. If other discussions are occurring Jon should be there.
- j. Can DR Horton be present at future meetings? Will invite to future meetings