

Okehocking Hills Civic Association General Meeting and Election Minutes

October 22, 2020, 7:00PM
Zoom Video Conference

1) Introduction

- a) Mark Wise opened the meeting.
- b) Board members in attendance were Mark Wise, President; Roe Mizas, Vice President; Leslie Petruzzi, Vice President; Brian Mackrides, Treasurer; and Annie Thorne, Secretary.

2) Elections for Civic Association Board

- a) Annie Thorne reported that nominations were received from two Association Members for the two open positions.
- b) Votes were cast in advance by email and by electronic poll at the meeting as follows:
 - i) Roe Mizas (24 votes)
 - ii) Leslie Petruzzi (24 votes)
- c) The two candidates were elected to the Board with terms running from November 1, 2020 through October 31, 2022.

3) Budget and Financial Update

- a) Brian Mackrides presented a Treasurer's Report (appended to these Minutes).
 - i) Rolling 12 months 10/01/19 to 09/30/20 is typical for the Association's income and expenses. Income typically exceeds expenses by \$1500-1700 annually in a normal year.
 - ii) Year-to-date 01/01/20 to 10/01/20 shows that 2020 has not been typical due to legal fees associated with renewing the Covenants. Expenses are expected to exceed income this year.
- b) The Association will hold off on other costly projects such as sign replacement for now and will reassess once the Covenants renewal is complete.

4) Landscaping

- a) Front Entrance
 - i) Roe Mizas reported that the Association paid to install begonias at the front entrance in the spring and kale in the fall. Roe and Karen Bull watered the plants, weeded, and sprayed deer deterrent.

- ii) The Association will form a Gardening Committee for any neighbors interested in playing a role in the future planning, budgeting, and maintenance of the beds.

(1) **Neighbors interested in joining the Gardening Committee should contact Roe Mizas: rmizas@aol.com**

b) Grass Cutting

- i) The grass cutting continues to be done by Turchiarolo at a cost of \$85/cut. Brian and Roe have handled communication directly with Mike Turchiarolo this year.

c) Basins

- i) The basin on Nicole was cleaned up in Spring 2020 at a cost of \$1600. Ongoing maintenance cost in 2021 cost should be significantly less than \$1600.

5) Covenants and Restrictions Update

- a) Leslie Petruzzi reported on the current status of the project to renew, update and revise the Covenants and Restrictions.
 - i) Current document expires in May 2021 unless renewed by a majority of homeowners.
 - ii) A committee of homeowners met several times in 2019 to discuss potential revisions and ultimately concluded that legal assistance was needed.
 - iii) The Board sourced legal counsel in Summer 2020 and has retained Thomas Wyler, Esq. of Falzone and Wyler in Media.
 - (1) Mr. Wyler is currently conducting a review of Association documents to determine what we can and cannot do when renewing/updating/revising the document. Mr. Wyler expects that this review will be completed the week of October 26th.
- b) Discussion:
 - i) Once we receive the lawyer's feedback we will have a much better idea of how we can proceed. (e.g., do we have to update the document to reflect current state law? What's the process to clarify ambiguous language? What's the process to add or change restrictions or penalties?)
 - ii) The Board will keep this process open and transparent for neighbors who are interested in being involved in updating the Covenants.

6) Upcoming Events

- a) Due to the ongoing pandemic, the Civic Association will not be facilitating any social events in 2020. Specifically, this means that the Board will not use Association resources (email list, web site, etc.) to organize, fund, or advertise events.
- b) Non-Association Sponsored Events:
 - i) Individuals are welcome to use the neighborhood Facebook page to communicate with neighbors to organize events for those that want to participate.

- ii) The Association-owned open lot (where the bonfire is held) can be used by homeowners for gatherings provided that events are in compliance with applicable state and county regulations.
- c) Halloween: Leslie Petruzzi posted a link on Facebook with guidelines for safe trick or treating, including ideas like setting up a treat table with candy spread out to enable no-contact candy pickup.

7) New Business

- a) Water Runoff/Swale
 - i) Leslie Petruzzi reported that neighbors at the bottom of the hill on Beverly and Stackhouse have seen a significant increase in water runoff during heavy rainstorms.
 - ii) Katie Knee explained that she recently dealt with a water runoff/swale issue. She contacted the Township and they sent out a stormwater management engineer from Yerkes to help assess the problem and make recommendations for remediation. (The township did not pay for regrading, only the planning portion.)
 - iii) The homeowners with concerns about water runoff will reach out to the Township as a group for further assistance.
- b) Trees and Brush encroaching on roads:
 - i) The Board reminds homeowners that Township code requires all property owners to maintain, cut, trim and prune all trees, shrubs and other vegetation so as to:
 - (1) Keep the road clear and free from encroachment of vegetation
 - (2) Maintain a minimum height of 14 feet above every roadway
 - (3) Maintain clear sight distances at all roadway intersections (including private driveways).
 - ii) An excerpt of Township code **§ 225-8 Obstruction and interference with public rights-of-way prohibited.** is included at the end of these Minutes. The full code is available online at <https://ecode360.com/ED3936>

8) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

TREASURER'S REPORT
(Rolling 12 months 10/01/19 to 09/30/20)

Account Balance:

Total (10/01/19) \$ 15,857.44

Income:

Association Dues \$ 8,272.90

Expenses:

Landscaping	\$ 5,690.54	
Insurance	650.00	
Postal	103.00	
Domain Registration.....	36.00	
Office Supply	32.52	
Total Expenses		<u>(\$ 6,512.06)</u>

Account Balance:

Total (09/30/20) \$ 17,618.28

NOTES:

*Landscaping = 88% of Expenses
Insurance = 10% of Expenses
Dues Delinquency = 1 Household*

TREASURER'S REPORT (Year-to-date 01/01/20 to 10/01/20)

Account Balance:

Total (01/01/20) \$ 14,770.30

Income:

Association Dues \$ 7,954.50

Expenses:

Landscaping	\$ 4,303.00	
Insurance	650.00	
Postal	103.00	
Domain Registration.....	18.00	
Office Supply	32.52	
Total Expenses.....		<u>(\$ 5,106.52)</u>

Account Balance:

Total (09/30/20) \$ 17,618.28

Pending Expenses:

Landscaping (September)	\$ 408.10	
Landscaping (Entrance beds)	400.00	
Legal (Tom Wyler @ \$225/hr.)	675.00	
Zoom (Std Pro Monthly)	15.89	
Total Pending Expenses		(\$ 1,498.99)

Projected Expenses:

Landscaping (October through December)	\$ 650.00	
Legal (HOA Docs @ \$225/hr. x 5)	1,125.00	
Total Projected Expenses		(\$ 1775.00)

NOTES:

Landscaping = 84% of Expenses

Insurance = 12% of Expenses

Dues Delinquency = 1 Household

Excerpt of Edgmont Township Code

Part II: General Legislation, Chapter 225: Nuisances

§ 225-8 Obstruction and interference with public rights-of-way prohibited.

A. No property owner shall be permitted to allow a tree, shrub or other vegetation, including any species of running bamboo, or any roots, limbs or branches thereof, which shall obstruct or interfere with the health, safety or welfare of the traveling public or otherwise obstruct the view from any street intersection or obstruct or hinder passage in or along any roadway.

B. All property owners must, at all times, maintain, cut, trim and prune all trees, shrubs and other vegetation, including running bamboo, and roots, branches and limbs thereof, in such a manner so as to:

(1) Keep the public rights-of-way clear and free from encroachment and debris from entering onto or over a roadway.

(2) Maintain a clear minimum height of eight feet above the surface of any sidewalk within a public right-of-way and 14 feet above every roadway.

(3) Maintain clear sight distances at all roadway intersections (including private driveways).

C. No person or property owner shall otherwise cause, permit or maintain any obstruction within or otherwise interfere with any public right-of-way.

D. Property owners shall not plant, allow to grow or otherwise cause any form of running bamboo to grow on the side of any lot or parcel of ground which abuts or adjoins any public right-of-way beyond the extent to which the same existed as of the effective date of this article, except when the root system is entirely contained within a barrier as follows:

(1) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a minimum thickness of 40 mils.

(2) The barrier is continuous where possible and shall otherwise have as few seams or breaks as possible. Where seams or breaks are required, stainless steel clamps or stainless steel strips designed to be used with such barriers shall be used to join the seams or breaks.

(3) The barrier is installed at least 30 inches deep with at least three inches of the barrier protruding above the ground surface.

(4) The closest edge of the running bamboo is at least 10 feet from the nearest edge of any public right-of-way.

(5) Notwithstanding the foregoing, the required barrier may consist of a continuously mowed and maintained area of at least 10 feet between the edge of the public right-of-way and the running bamboo growth.

The complete Township Code is available online at <https://ecode360.com/ED3936>.