

Okehocking Hills Civic Association

General Meeting and Election

November 14, 2024, 7:15 PM

Zoom Video Conference

1) Introduction

- a) In attendance were Mark Wise, Leslie Petruzzi, Roe Mizas, Annie Thorne, Brian Mackrides, and two guests.

2) Elections for Civic Association Board

- a) Two nominations were received for the two open Board positions. Board members serve 2-year terms.
- b) Annie Thorne presented the election results:
 - i) Emailed votes were received from 18 households between November 8-13.
 - ii) A vote from 1 additional household was received at the annual meeting.
- c) Final Vote Tally:
 - i) Roe Mizas – 19
 - ii) Leslie Petruzzi – 19

3) Budget and Financial Update

- a) Treasurer: Brian Mackrides
- b) See Treasurer's Report appended to these minutes.

4) Covenants and Restrictions Update

- a) Based on neighborhood survey results, the Board voted previously to do only the bare minimum to bring the Covenants into compliance with the Pennsylvania Uniform Planned Community Act (UPCA), and to amend the Covenants to run perpetually.
- b) Leslie Petruzzi reported the Board is still seeking legal help with this project and there's no further update.

5) Landscaping Committee Update

- a) Committee: Roe Mizas reported that two members of the committee resigned in January. Residents interested in joining the landscaping committee and helping plan plantings and the new signage should contact Roe at rmizas@aol.com.
- b) Entrance Bed Plantings:
 - i) The planned spring plantings were not completed due to an injury with the contractor (unrelated to the neighborhood).
 - ii) Mums were planted in the fall.
 - iii) Watering is always a problem with the entrance bed plantings since there's no water available and contracting to have someone bring water in is expensive. (One quote was \$75 per watering.)
 - iv) A suggestion was made to find out who handles landscaping and watering for the Summerhill development on Delchester Road.

- c) Landscaping RFQ:
 - i) The Board is looking for more consistency for landscaping services in 2025, including plantings, mulching, watering, and grass cutting.
 - ii) The Landscaping Committee will compile a 1-page summary of services and a map so this can be put out to bid before spring 2025.
 - (1) Responsibilities include mowing the basin on Nicole, two basins on Beverly, and strip of land towards the top of Nicole Drive, as well as seasonal plantings, weeding and mulching of the front entrance beds.
- d) Signs:
 - i) Recap of December 4, 2024 meeting with Board and Landscaping Committee: ([See Minutes](#) for details.)
 - (1) Based on neighborhood survey results, the Board approved a preliminary budget not to exceed \$10,000 to install a single wall and sign on the eastern side of Beverly Lane.
 - (2) The Landscaping Committee will more clearly define the wall specification, then request updated proposals from vendors.
 - (3) The Landscaping Committee will make design decisions on the wall size, sign design, stone choice, etc. If the Board (or anyone else in the neighborhood) would like to have input during the final design phase, they can attend the Landscaping Committee meetings.
 - ii) Next steps:
 - (1) The three members of the Landscaping Committee will discuss and decide if they want to continue.
 - (2) Future meetings will be publicized in case other residents want to get involved in the decision-making process.

6) Events Committee Update

- a) The neighborhood holiday gathering will be a cocktails and mingling event at DiFabio's on Wednesday, December 18 from 6-9 PM. Leslie Petruzzi explained our group will have a portion of the sky bar reserved. If you plan to attend, please Venmo \$24 per person to @Leslie-Petruzzi by December 8.

7) Open Discussion

- a) On-street overnight parking on Nicole Drive:
 - i) A complaint was received about multiple vehicles parking overnight on Nicole Drive.
 - ii) This issue is regulated by Edgmont Township and will be forwarded to the township for follow up.
 - iii) The Board will issue a reminder about the prohibition on on-street overnight parking in an email and on Facebook.
- b) Dog poop on Civic Association property on Nicole Drive
 - i) A complaint was received about dog poop being consistently left on the common area between 1040 and 1020 Nicole Drive.
 - ii) The Board discussed taking the following escalating steps:
 - (1) Include a reminder about picking up after your dog in an email and on Facebook, highlighting the specific location where the problem is occurring.

- (2) Post a small “please pick up after your dog” sign in the common area ([like this](#))
- (3) Communicate (through email, FB, and/or a sign) that a camera may be installed if the problem persists.

- c) Political signs
 - i) The Civic Association has no restrictions or regulatory power over when and what political signs can be posted on private property.
- d) Speeding cars
 - i) The Board will issue a reminder about obeying the speed limit in an email and on Facebook.

8) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

OKEHOCKING HILLS CIVIC ASSOCIATION

Post Office Box 222 • Gradyville, PA 19039

www.okehockinghills.com

TREASURER'S REPORT (Rolling 12 months 10/01/23 to 09/30/24)

Account Balance:

Total (10/01/23)	\$ 19,380.66
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Income:

Association Dues	\$ 8,497.50*
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Expenses:

Landscaping	\$ 5,315.50
Insurance	810.00
Admin/Misc.....	179.00
Postal	174.40
Domain Registration.....	19.00

Total Expenses	<u>(\$ 6,497.90)</u>
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Account Balance:

Total (09/30/24)	\$ 21,380.26
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NOTES:

Landscaping = 82% of Expenses
Insurance = 12% of Expenses
Dues Delinquency = 3 Households

- * Dues are collected from (59) properties, less the HOA board members (5 properties) = (54) properties. One property, which is undeveloped, pays dues equal to ½ of those dues paid by each of (53) properties. (One property has pre-paid 2025 dues.)

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TREASURER'S REPORT (Year-to-date 01/01/24 to 10/01/24)

Account Balance:

Total (01/01/24)	\$ 18,320.76
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Income:

Association Dues	\$ 8,497.50*
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Expenses:

Landscaping	\$ 4,414.60
Insurance	810.00
Admin/Misc.....	20.00
Postal	174.40
Domain Registration.....	19.00

Total Expenses.....	<u>(\$ 5,438.00)</u>
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Account Balance:

Total (09/30/24)	\$ 21,380.26
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Pending Expenses:

Landscaping (August-September)	\$ 1940.20
Miscellaneous (Bonfire)	159.00
Total Pending Expenses	<u>(\$ 2,099.20)</u>

Projected Expenses (October through December):

Landscaping	\$ 650.00
Total Projected Expenses	<u>(\$ 650.00)</u>

NOTES:

Landscaping = 81% of Expenses

Insurance = 15% of Expenses

Dues Delinquency = 3 Households

- * Dues are collected from (59) properties, less the HOA board members (5 properties) = (54) properties. One property, which is undeveloped, pays dues equal to 1/2 of those dues paid by each of (53) properties. (One property has pre-paid 2025 dues.)