

The Villages of Creekside Meeting Minutes

Date: June 9, 2026

Time: 6:35 PM

Attendees: Amy, Jeremy, Josh, Matt (Board) and Shawna (HPM)

Absent: Kevin

Call to Order

The meeting was called to order at 6:35 PM.

Financial Review

Shawna reviewed the May 31, 2026, financials. The Association remains in a strong financial position with approximately \$135,606 in the operating account, \$131,457 in reserves, and total combined funds of approximately \$267,063.

A transfer item of approximately \$1,112 between operating and reserves was explained as an initial capital contribution collected during the sale of 725 Brookside Lane that needed to be moved into reserves.

The board discussed investment options for reserve funds, including renewing the current CD, ICS accounts, and money market accounts, to help prepare for future capital projects. Shawna explained that ICS accounts maximize FDIC coverage while maintaining accessibility to funds.

The current CD matured on the meeting date, though a 10-day grace period remains available for changes.

Committee Reports

Architectural Committee

Jeremy reported that a previously submitted sunroom request at Little Pond had been approved. He also presented a proposal for a substantial attached garage and covered patio addition at 931 Meadowood. While the size and scope of the project are uncommon for the neighborhood, the proposal appears to comply with current covenant and setback requirements. The board did not express any major objections.

Landscape Committee

Josh reviewed updates from Rachel and the landscape committee. Evergreen trees near the pool were trimmed, Bradford pear tree removal work was largely completed, and Penn Turf continues pruning work in the South Meadow area.

Discussion also included future Bradford pear removals, additional deteriorating trees near Oak Street, and concerns regarding a tree near Hearthside Lane and Creekside Drive that may require removal. Work on new perennial plantings near the Village Center is currently delayed due to the lack of a watering plan.

Social Committee

The board noted positive feedback from the May 31 yoga event, with another class planned for June 14. The ongoing book club continues to coordinate through the community Facebook page. Rachel may need assistance organizing the summer picnic due to scheduling limitations.

Welcome Committee

The board briefly discussed recent home sales involving 725 and 711 Brookside Lane and clarified ownership and maintenance concerns regarding one recently sold property.

Pool and Maintenance Committee

Amy reported that pool operations are generally running smoothly. Recent maintenance included repairs related to calcification in a chemical feed line and a failed chlorine check valve component. Costs remain minimal and repairs are underway.

A discussion followed regarding behavioral issues at the pool and playground areas. Concerns included children climbing and shaking fences, misuse of pool furniture, excessive toilet paper intentionally placed in toilets, and showers being left running. The board also discussed difficulties with parental supervision and ongoing vandalism concerns.

The board reviewed enforcement options already permitted under the governing documents, including suspension of amenity privileges, charging homeowners for intentional damage, and stronger enforcement of existing rules.

Long-Term Capital Planning

Amy raised concerns regarding several upcoming large-scale capital projects, including pool resurfacing, replacement of the deteriorating pool cover, and improvements to the Village Center.

While the pool structure is currently stable, resurfacing is approaching its anticipated replacement timeline. Thermoplastic resurfacing was discussed as a potentially longer-lasting option. The current pool cover is also showing significant wear and may only have one or two seasons remaining.

The board also discussed the Village Center building, which many members described as outdated and underutilized. Ideas discussed included interior renovations, updated bathrooms, improved gathering space, HVAC upgrades, fitness equipment, or potentially rebuilding rather than renovating the existing structure. Jeremy noted the building lacks insulation, requires annual winterization, and has several layout limitations due to its original design.

The board agreed that significant improvements would require community input before moving forward and that preliminary concepts and pricing should be explored first.

Fence and Shed Regulation Discussion

The Board discussed ongoing efforts related to the proposed shed and fence regulations and noted that work continues to ensure the guidelines are clear, consistent, and appropriate for the community. The Board remains committed to reviewing the matter carefully and will provide updates as progress continues.

Verizon FiOS Installation Cleanup

The board discussed ongoing resident complaints regarding damaged utility boxes, exposed wiring areas, and deteriorated installation sites throughout the community.

Trash Contract Renewal

Shawna confirmed that the waste management contract has been renewed for a new term running from July 1, 2026 through June 30, 2029. Monthly pricing will remain unchanged at \$5,145 and continues to include unlimited recycling and Village Center service. Yard waste sticker pricing has increased to \$5 per sheet and will continue to be billed directly to homeowners.

Home Maintenance and Property Appearance Concerns

Amy raised concerns regarding visible deterioration at several homes throughout the community, including mildew buildup, faded shutters, broken railings, missing screens, broken windows, and general deferred maintenance.

The board agreed that broad inspection programs are not desirable at this time but supported community reminders and selective enforcement where necessary, particularly for safety-related issues.

Adjournment

The meeting adjourned at approximately 8:00 PM.

APPROVED