

**The Villages of Creekside Homeowners Association  
Meeting Minutes**

**Date:** February 10, 2026

**Time:** 6:30 PM

**Location:** MS Teams – virtual

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**1. Call to Order and Attendance:**

- Meeting called to order by Kevin Grier at 6:30 PM

**Board Members Present:**

Jeremey Hackleman  
Kevin Grier  
Joshua Lewis

**Members Absent:**

Amy Tyson  
Matthew Conrad

**Others Present:**

Shawna Gafencu (HPM)

**2. Meeting Minutes**

- Kevin motioned to approve the January 2026 minutes as written; seconded by Josh- all approved.
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**3. Reports**

**a. Financial Report**

- January 2026 financials were reviewed and approved by the board with the exception of the following:
  - Kevin asked for clarification on the Income Statement YTD report regarding the \$35.33 variance discrepancy for account 96100 (Lawn Maintenance and Landscaping).
  - This is a result of Penn Turf amending their contract hourly rate from \$65.00 per hour to \$62.50 per hour. Penn Turf’s Total Yearly Maintenance amount remained the same.

The HOA expected to pay \$7,022.08 per month over a 12-month period for this service, based on the adjusted contract rate of \$62.50 per hour. However, the actual amount paid was \$7,057.41 per month, resulting in a \$35.33 monthly variance.

*Calculation: \$7,057.41 actual – \$7,022.08 budget = \$35.33 variance.*

We’ll need to talk with Penn Turf. The \$35.33 monthly variance will continue, totaling \$423.96 annually (\$35.33 x 12) if not changed.

- There was an overpayment to Penn Turf for \$3,153.50 invoice # 5028. A reimbursement was requested on 1/9/26. Penn Turf is working through the steps to complete the ACH paperwork to submit this reimbursement.

## **b. Committee Reports**

- **Architectural Committee:**

- The “pre-approved” shingle color list is not complete. Neutral colors are expected keeping in line with the standard of the community. Jeremy will work on this for consideration at the next meeting.
- 410 Little Pond – approved roof repair
- 927 Meadowood – approved covered patio
- 931 Meadowood – shed addition not approved

- **Landscaping Committee:**

- Welcome new member Janelle Weckerly!! Thank you!  
Expected volunteer start date: Tentative- last week of February.
- The Bartlett ash tree boring maintenance proposal was accepted. (Preventing insects who are attracted to the trees from destroying them and helps extend the life of the tree).

Jeremy questioned the effectiveness of treating all ash trees and suggests saving funds for removal and replacement instead. He would like second opinions regarding this treatment. The Penn State Extension and/or private companies were suggested.

*\*\*Penn State Extension provides educational resources, expert advice, and training on landscaping and plant care, but does not perform on-site landscaping or maintenance services. They also offer soil testing, diagnostic help through the Master Gardener program, and online courses for gardeners and professionals.*

- **Publicity Committee:**

- Nothing to report.

- **Social Committee:**

- A reimbursement in the amount of \$25.00 for Rachael Bowman (social committee member) was approved for the purchase of a “globe” at the last book fair event. Receipts provided.

- **Maintenance/Pool Committee:**

- The Village Center pipes froze near the water fountain area. Lanco Mechanicals was called to site to determine any damage but will have to wait until spring/warmer weather once thawing has occurred to properly assess any damage. *\*\*\*\*\*The Association may be able to submit a claim to the insurance; meeting the \$1,000 deductible. The board will wait to see how to proceed once it's inspected again. (keep this on the agenda/minutes until resolved)*
- The three invoices received from Chem2o were sent to the previous management company, who did not notify Chem2o of the management transition or forward the invoices to Horst. After review, all invoices are legitimate; the issue was solely due to a mailing and communication oversight.  
*May, July, and August 2025 invoice totals= \$1,533.35.*

- **Welcome Committee:**

- New homeowners Anthony Derr and Kim Lee Kenawell of 931 Meadowood. Welcome Home!
- New owners at 711 Brookside. Board to further discuss the sale.

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#### 4. Old Business

- The board discussed the delinquent account at 14 Oak Knoll Circle, and all were in favor to move forward with the foreclosure process.
- The Board will review the (1) Fence Regulations (2) Rules & Regulations (3) Shed regulations/specs at the next meeting.
- There are stone and dirt piles in and around the community specifically near Meadowood Circle/basin area. This is a result of Lamberts (Verizon's contractor) digging new lines for Verizon Fios. Some board members spoke with Lambert's, and they are still working on the project. Once the weather clears up, they will return and make repairs/reseeding as needed. (March/April) **\*\*\*Homeowners are encouraged to keep record of and report damage directly to Lambert's.**

## 5. New Business

- ~~Penn Turf offered to do power washing throughout the community come Spring at no cost. Thank you very much for offering your services to your neighbors! HPM and board will schedule walk around sometime in spring to determine which homes need it.~~

**CORRECTION:** Penn Turf will not be power washing the community homes. They will only be offering their services to the community signage. Thanks for your understanding.

- The board would like to complete quarterly inspections for major items. Report back to board with inspection findings.
  - One week before and one-day before meeting reminders will continue to be sent to the board to help maintain consistent attendance.
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## 6. Open Forum (Homeowner Comments)

- There were no homeowners in attendance.
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## 7. Meeting adjourned at 7:25 PM

**NEXT MEETING: March 10, 2026, 6:30 PM MS Teams**

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Respectfully submitted,

Shawna Gafencu  
Property Manager  
Horst Property Management