HANOVER WOODS

HOMEOWNERS ASSOCIATION

MARCH 10, 2020

SPECIAL MEETING MINUTES

LOCATION: New Hanover Township Recreation Center

 2360 Hoffmansville Road, Frederick, PA 19435

BOARD MEMBERS PRESENT:

Mike Germana – President

Bryan Nawrocki – Secretary/Social Media Specialist

OTHERS PRESENT:

Ellen Renish, ERA Continental Realty, Property Management

The Meeting was called to order at 7:03 PM

All resident members present signed in when entering.

1. The President provided information on the resignation of 2 Board members. Both members are leaving the community and moving to another location. Information was sent out prior to the meeting asking for volunteers who are interested in serving on the Board to submit their information. Management received return requests for more information and indication of interest from the 2 individuals. Joe Balauger of 118 Marisa Lane indicated that he would serve and was present at the meeting. Subsequently he was appointed by the President to take the place of one of the vacant seats on the Board. We thank Joe for volunteering.
2. Elected Board members serve a 3 year maximum term. Terms may be staggered so that one member may come off each year moving forward. There are no term limits, so members may be re-elected for additional 1, 2 or 3 year terms.

1. Management will reach out to the other homeowners that have also expressed interest to provide the additional answers to their question.
2. There was a request to amend the Bylaws Section 6.02. Currently this Section calls for the Annual Meeting of the members to be held in December of each year. This has proven to be problematic because of the time of year. It was moved, seconded and approve unanimously to amend this Section to hold the Annual meetings in March beginning in 2021.
3. There is litigation pending between the Developer (Metropolitan Builders) still pending, thus no final dedication is imminent at this time.
4. Our Landscape and Snow Removal Contractor for this year is Armstrong Landscaping Co. It was determined that it is desirable to have the same contractor for both lawn care and snow removal.
5. Community Activities Status was discussed. President Mike explained that all activities that had been done in the past were curtailed. There is no longer a Committee in place. A discussion took place as to whether the homeowners present want to have activities continue to be held. It was decided that a poll would go out to all Homeowners the following day and responses would be compiled and reviewed by the Board and conveyed to the homeowners for a future decision.
6. The meeting was Open to Questions and Discussion. Items discussed included areas needing shrub clean-up or replacement. Some of these areas are Developer responsibility, however, it is currently questionable as to whether it will be handled due to litigation pending. Homeowners present asked if the HOA can take on this responsibility and expense if the Developer ultimately does not. This will be on the Agenda for the Board when they next meet.
7. There was also a lengthy discussion about the problem of individuals not picking up after their dogs. Management will send Reminder letters to all homeowners. It was determined that the offender may also live at other adjacent Communities. We discussed signs and other possible remedies for this problem.
8. It was requested that the 2020 Budget for Hanover Woods be forwarded to all homeowners with a comparison to 2019.
9. The Board also recommended getting an estimate for future repairs to the roadways in order to determine the necessary reserves that may be needed.
10. The last concern was an abundance of trash that is in the area of Dotterer Road where Marisa turns. Management advised that we will contact the Landscaper to take care of any trash on the grounds of Hanover Woods on a regular basis.

The meeting was Adjourned at 7:40 PM