

# MINUTES

## Silver Woods CA Monthly Board Meeting

April 14, 2026

6:30-7:25pm

31 Homeowners attended

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### Housekeeping

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- Call to order (6:30 PM) - Marc Bognar (presiding), Trish Hanks, Mary Doran Brown, Len Janssen, Cal Hargett, Tabitha Hammerstone from PCAM.
- Approval of March 10, 2026, minutes. Cal made a motion to approve, Len seconded the motion, and the rest of the BOD approved. Motion carried.
- Meeting Etiquette Guidelines: Marc reviewed the Etiquette Guidelines.

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### Committee Reports

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#### 1. Board Committee Reports:

##### a. (Marc Bognar): **ARC and Premier:**

- i. ARC: Nothing to report  
Joe Seeger reported that Villa owners cannot build patios due to environmental concerns (drainage, etc.). An email was sent to Villa homeowners that no patios could be built.
- ii. Premier: All is going well. Good news is that billing issues are being resolved.

##### b. (Trish Hanks): **Finance/Investment**

- i. 2025 Income taxes are complete and have been filed.
- ii. The only expenses of note are the increase in landscaping and pool maintenance. This is typical for spring.
- iii. There are no other income or expense items that are out of the ordinary for this period of time.

##### c. (Mary Doran Brown): **Clubhouse/Fitness Room**

- i. We now have three new members of the Clubhouse Oversight Committee (Team) – Donna LeBlanc, Fred Lore, and Ken Wilmers.
- ii. The committee takes care of clubhouse needs as they arise –  
Trish Scott is putting in an order to restock the sanitizing wipes for the gym.  
Doug Schoenbeck will be placing barricade cones on clubhouse parking entry next week when lot is being resurfaced.

Homeowner asked about the charter for the Clubhouse Committee. He was advised that the Clubhouse Committee is not a chartered committee as it is an informal committee to assist with clubhouse tasks and no financial decisions are made by the committee.

- iii. Marc rearranged treadmills to comply with electrical requirements.
- iv. Marc also arranged and oversaw the installment of window tinting in the gym.
- v. Marc reminded everyone that the clubhouse parking lot will be seal coated on Tues 4/21 and Wed 4/22. No one is permitted to park or walk in the clubhouse parking lot during this time.

d. (Len Janssen): **Maintenance/Ponds/Pool:**

- i. Pond - Fountains were reinstalled. After a few adjustments to schedules and maintenance on some electrical issues, fountains and lights should be working properly. Fountains run from 10 to 10 each day. Pond 1 has been turned off a couple times – unsure who is doing this.
  - 1. Homeowner questioned if there was a plan for leaf and sediment clean up in ponds. Len explained that in the Reserve study, money was allocated for such clean-up.
- ii. Maintenance -
  - 1. Hand grabs were installed on the east & west pool gates. The north gate already has one.
  - 2. The west pool gate was not latching properly and the stop plate was damaged when the wind blew it past the post The plate was removed and repaired and a doubler base plate was installed on the latch side to reduce the gap between the gate and post which improved the locking ability.
  - 3. We need to have plexiglass installed on both sides of the new pool gates.
  - 4. The pickleball gate stop plate is inadequate as installed as it passes right past the post. Need to have Vector look at this.
  - 5. Suggest upgrading the thermostats in the clubhouse to wi-fi enabled units.
- iii. Pool –
  - 1. Looking for volunteers for the pool committee aimed at making sure the pool is working properly, & that the pool area is clean and organized. Will want to begin setting up 1 – 2 weeks prior to pool opening on Memorial Day weekend.

e. (Cal Hargett): **Landscaping/Social/Decorating:**

- i. Landscaping –

Cal updated homeowners about lawn cuts and treatments. He reminded all homeowners to suspend irrigation on Thursdays as this is grass cutting day. He also reminded homeowners that the community

association offers commercial cut (not custom) -- no bagging. Homeowners are responsible for their gardens and shrubbery. Trees planted last year will be mulched and trimmed by Bay Country. Check siding for mildew. Inspections are now twice a month. Opt-out of lawn cutting has been given to Bay Country.

- Homeowner raised concern about downed trees around Pond 1. Marc said he would take a look.
- Walking trail entrances excluding the trail in the Luzerne cul de sac (starting at the sidewalks and continuing for approximately 150 feet) will be paved May 4-8. This is a multiday process.
- Homeowner asked if trails would be re-mulched as the trails are worn down and plastic lining is coming through. Cal is getting quote from Bay Country for re-mulch.

- ii. Social – Joe Seeger reported –  
April 17<sup>th</sup> Happy Hour at Clubhouse  
April 26<sup>th</sup> Community Yard Sale  
May 2<sup>nd</sup> Kentucky Derby Party  
May 30<sup>th</sup> Bowling Outing at 2:30  
Golf Outing at Bear Trap – not too early to go online to sign-up.

Cal thanked Joe Seeger for his contribution to the neighborhood in picking up trash during his walks.

- iii. Decorating – No report

f. (Trish Hanks): **Welcome**

- i. Trish shared that she and Mary met to plan an open house for new residents. The planned date is Saturday, May 9<sup>th</sup> from 1-3 at the clubhouse. Invitations went out to new residents from Jan 2025 to present. This will be a casual event to share information on our community and learn more about the surrounding area. We will have light refreshments and ask some of our long-time residents to share what they have learned about the area. We look forward to meeting our new neighbors and sharing information with our long-time neighbors.
  - Homeowner requested that the date of invitations be set back a couple months into 2024.
  - Marc shared that a Welcome event was done for initial Villa homeowners.

g. (Tabitha Hammerstone, Property Manager, PCAM): March Management Report

- i. ARC
  - 1. Completed

- ii. Inspections
  - 1. Inspections continue to be done monthly; however, we will start bi-weekly this month
  - 2. Reminder to look over home to see if it needs power washed as this will start to be part of the inspections
  - 3. No outstanding violations
- iii. Account Balances
  - 1. Operating Account - \$78,794.10
  - 2. Operating Reserve Accounts - \$82,876.80
  - 3. LTR Accounts - \$137,837.19
  - 4. Total - \$299,508.80
- iv. Real Estate
  - 1. (30) from developer to Beazer
  - 2. (2) on Gallagher Dr
  - 3. (3) on Lackawanna Ln
- v. Delinquencies
  - 1. 0-30 Days - \$1,022.25
  - 2. Over 30 Days - \$1,073.63
  - 3. Over 60 Days - \$618.37
  - 4. Over 90 Days - \$3,246.31
  - 5. Beazer - \$854.84
  - 6. Total - \$5,960.56
  - 7. Homeowner - \$2,408.02
  - 8. DRB - \$2,697.70
  - 9. Beazer - \$854.84

Accounts have been updated and updated statements have been sent to DRB and Beazer on 3/26/26.

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### Old Business & Pending/In-Process Items

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- 1. Strategic Planning Committee Charter Review (Full report posted at end of these minutes.)
  - a. Wayne Bogovich reported for the Strategic Planning Committee.
    - i. Committee will seek and use input from community residents to propose capital improvements over next five years.
    - ii. Committee has met a couple times and proposed a one-hour Town Hall on May 30<sup>th</sup> at 6:00 pm to get input for a community survey.
    - iii. Committee requested \$250 for supplies for Town Hall meeting(s).
    - iv. Marc called for a motion to provide \$250 to the committee, seconded by Len. All board members voted affirmatively. Motion carried.

## 2. Verizon Update

- a. Marc reported that truck has been visible in the neighborhood as Verizon continues with installation. Marc is receiving weekly updates and it is projected that infrastructure should be in sometime in May.
- b. A homeowner asked for clarity on the process for switching to Verizon. Marc explained that homeowners have up to 1 year from the time Verizon is available for their individual home to sign up for 500 MB speed internet at \$34/month including a router. If they sign up, they will start getting charged the \$34/month with their assessment from the point they sign up. If they don't sign up within the year, they will be charged \$34/month once the year is up.

Homeowners can also choose to sign up for optional services such as higher speed internet, TV, phone, etc. Verizon will bill them directly for any optional services.

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### New Business

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None

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### Open Discussion

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1. Supplies for Bocce Ball are stored in the pool shed. There are no supplies for Pickleball.
2. A discussion was held about the pickleball court wait time. General rule is that if courts are in use, people need to wait – first come; first served.
3. A question was raised about installing or relocating a bench outside the pickleball courts. Marc explained that this was discussed in the past and we will need to close the loop on this.
4. A question was raised about the goose droppings on the Bocce Ball courts. Marc explained that they are working with the USDA to have geese relocated. This should happen sometime in June.
5. A homeowner shared that the book club has openings for additional participants. Club meets 1<sup>st</sup> Wednesday of each month at 7pm at the clubhouse.
6. A question was asked about shower hook-up at the pool. Marc explained that we are working on getting shower installed.
7. Villa owner asked about installation of storm doors. Joe Seeger explained that some storm doors are pre-approved and can be installed without going through ARC application. Homeowners should check website for rules on doors.

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### Action Items

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1. Marc will take a look at Pond 1 regarding downed trees/limbs.
2. Cal will obtain quote from Bay Country for re-mulching of trails.

3. Marc will continue communications with Verizon and provide updates on installation and readiness to homeowners.
4. Trish and Mary to hold Welcome New Homeowners event May 9<sup>th</sup>.
5. Maintenance committee to relocate a bench outside pickleball courts.
6. Len to ask Maintenance committee to have Vector to adjust the pickleball gate stop.
7. Len to have Maintenance committee look into installing plexiglass on the pickleball court gate.
8. Signs for pickleball court on order.

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### Adjournment

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Meeting adjourned at 7:25

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### Next Meeting

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6:30PM, Tuesday, May 12, 2026 at the Clubhouse.

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### Meeting Documents

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Agenda

Meeting Etiquette

Silver Woods Strategic Planning Committee (SWSPC) Report

**Silver Woods Strategic Planning Committee (SWSPC) Report 4/14/2026**

This is an ancillary committee set up to query the residents of Silver Woods for proposed capital improvements over the next 5 years and report those recommendations to the SW Board of Directors.

The committee has met a couple of times and proposes to have a town hall or other type community meeting on Saturday May 30 at 6:00 pm for 1 hour. There may be more than one such meeting with residents. The results of those meeting(s) will be used to prepare a survey for all homeowners to provide their input as to their priorities for capitol improvements for the Silver Woods Community over the next 5 years. There may be more than one survey.

We hope to include potential costs of those improvements in the final survey. Costs will include but not be limited to: total cost; maintenance cost; insurance increased cost; and contribution to the Capitol Reserve fund.

If you have any questions, ideas or concerns, please contact any of the SWSPC members or their Board of Directors' contacts Marc or Len.

The committee requests \$250 for poster boards, name tags, markers and other supplies for the Town Hall meeting(s). We also request a greater than basic edition of Survey Monkey to assist with the actual survey to residents when needed.

We're just getting started.

Respectfully submitted,

Wayne Bogovich

SWSPC Member

Review