

Meeting Minutes
The Wheatlands Home Owners
Association

President: Danielle Paul
Vice President: Steve Bernicky
Treasurer: Joshua Tipner
Secretary: Cindy Tank–Murphy
Director: Bruce Darata
Director: Steve

Grebner

Director: Kimberley Michaels

In Attendance: Danielle Paul, Cindy Tank–Murphy, Steve Bernicky, Bruce Darata & Steve Grebner

Working session was called to order on July 20, 2011 at 7:04 pm

Location: Starbucks

Old Business

- A fence proposal was recently denied at 2366 Highwood Ct. due to the height being requested at 5 ft. The board has only allowed 4 ft. or 6 ft. fences since takeover six years ago, and all other 5 ft. fence requests have been revised to the 4 or 6 ft. standard. The board discussed why there are approx. 30 5 ft. fences throughout the community, which was due to the builders not enforcing the by-laws prior to takeover. At the time of takeover, the board decided against making all the 5 ft. fence owners remove their fences, and allowed them to be grandfathered in. This particular neighbor has part of his backyard adjoining with one of those grandfathered 5 ft. fences which is why the board decided to discuss this particular instance. The board voted to allow the homeowners at 2366 to finish off his fence that runs concurrent with the neighbor's 5 ft. fence at the same height to keep a consistent appearance, but agreed for him to put in place either a 4 or 6 ft. side fence on both adjoining sides. The board agreed this compromise was the best solution for this particular instance.
- Movie Night is August 20th at dusk. "Gnomeo and Juliet" Popcorn will be rented at the estimated cost same as last year; \$165 and will ask PNC Bank for donation to cover this fee. Board will also provide a sign-up table for residence to register their email address with the HOA and receive email notifications etc.
- Pond restoration update– We reconciled our pond payments in July and have applied a \$4000 credit to the most recent pond restoration at Hafenrichter and Barrington.
- An existing fence at 2046 Cheswick is sitting back 10 ft. on Community property. Last summer the board president received an emergency call at the closing of 2046 Cheswick. It was found via the survey that the fence on this property was 10 ft. over community property. The closing attorney's wanted to know if we wanted to stop the closing. The

president made the decision to not postpone closing for this homeowner, but stipulated that the new owner would be notified and asked to move the fence to be within their property line in a timely manner. The board has given this homeowner a full year to comply with the fence stipulation and to move it within the boundaries of their property. The homeowner is now saying they do not recall the stipulation, even though the board has sent letters making the recent on numerous occasions. Owner is asking to meet with the board. The board feels unless the owner has some sort of merit to his case, there is no need to meet and the owner needs to bring closure to this immediately. Board will take further steps to send another surveyor out and begin legal action if the matter is not resolved soon.

New Business

- Grounds Update & Tree Proposal
 - Five additional Ash trees have been found to have Emerald Ash Borer and will need to be removed. Along with the five Ash trees, it's been determined we have several trees that are beginning to die due to overcrowding. When the property was new, many trees were placed closely together by the builders and now those trees have matured and are overcrowding each other. It's estimated that we have approx.. 40 trees throughout the community that will need to be removed. The board voted on a quote to remove the trees for \$5200 and was approved to move forward.
 - In addition to the tree removal. The board voted on a quote for \$1500 to trim the trees along Keating up to the 8 ft. level and also \$1500 to trim the trees on the South pond. The board approved both bids.
 - The board sought two bids for mulch for the common area beds. Both bids were discussed at the June meeting, but due to the timing of the tree removal project and the concern that placing mulch prior to the tree removal would disturb the placement, it was decided that rather than mulch in late August or September, and potentially lose the mulch due to the wind and elements of winter, we would wait and complete the entire mulching project in early spring.
 - At the last HOA meeting it was brought up on the floor by a couple of homeowners to look into installing a fountain at the pond at Hafenrichter and Barrington. The board did respond and found a fountain will cost \$5000. It was tabled at this time, but will be up for consideration at the next meeting.

Next meeting: August 17th 7 PM

Next location: Starbucks

Adjourned at: 9:01 pm

Minutes submitted for approval by: Secretary, Cindy Tank–Murphy, July 21, 2011