



BLUE MOUNTAIN LAKE CLUB

Summer 2016

Blue Mountain Community Garden Takes Shape

Our new expanded Community Garden is now in place and open for members thanks to the efforts of Robert Zuchelli, one of our own BML residents. Perhaps you are interested in avoiding produce grown in either another land or shipped thousands of miles to your local store.

Or perhaps you would like to taste something grown without pesticides, herbicides or fungicides, which is almost a given if grown in mass production. Maybe you would like to introduce your child to the magic of planting a seed and seeing it grow into a mature vegetable, or, maybe you just like to get your hands dirty!

Whatever the case, we would like to welcome you into our Blue Mountain Lake Garden Club. Meetings are on the third Saturday of each month at 9:00 AM at the BML Office. We have recently included an educational segment to our meetings with a different member giving a presentation of any aspect of gardening they choose.

Recent meetings discussed upgrading some of our community gardens and entrance enhancements, of course, the mechanics of expanding the Garden area, and on a recent non-meeting day, a tour of the pole barns located off Brushy Mt. Rd. Some of our members are new to gardening while others have spent a large part of their lives involved with growing in some aspect.

The expansion of the garden will allow us to not only grow within the raised beds, but on a more general basis, we can grow “commodity” type produce such as peas, beans, onions, and potatoes. When this occurs we will break up the yield based on the number of active members for distribution of the produce. We have earmarked an area for growing herbs and an area for planting asparagus which will take a few years before any substantial yield.

You may also recall, in the recent past, we have sponsored a few activities at the Club House, namely the “Smoothie and a Movie” event and the “Forks over Knives” movie which in both cases emphasize plant based diets for better health!

We will be limited by the number of plots available to a first come first served format. Joining does reflect a commitment to follow rules of the garden and to execute your responsibilities as a club member. To be clear, the Club is open to anyone within the community but Garden plots are limited.

Courier



From the desk of your Community Manager

By Laurie Gonzalez

Itch, Ouch, Scratch, It's Bug Season!

Whether you're attacked while working in the garden, enjoying a picnic in the park or lounging by the pool, bug bites and stings are an inevitable summer annoyance. At best, bites and stings can be uncomfortable for a few days; at worst, they can be a serious, life-threatening hazard. Here are some tips on how to relieve the itch or sting and when to know if you should seek medical attention:

If the bite or sting is mildly painful or itchy, apply over-the-counter medication that contains Benadryl or cortisone for topical relief. Other home remedies, like applying a paste made from baking soda and water, dabbing on ammonia with a cotton ball, soaking in oatmeal baths or even applying toothpaste to the site may also provide relief.

Whatever you do, don't scratch. This can cause an infection and leave a scar. And it won't relieve the itch or sting.

If you feel faint, nauseous, dizzy or disoriented, or if you experience rapid heartbeat, difficulty breathing or your lips, tongue or throat swell, call 911 immediately. These symptoms indicate a severe allergy to the insect's venom. Administer an Epi-pen (injectable epinephrine) if one is available and administer CPR if symptoms worsen before emergency personnel arrive. After the episode, follow up with a physician who can determine an allergy prevention treatment.

Stay alert for delayed symptoms around the bite or sting, like redness or swelling, which could indicate an infection or other condition. And see a doctor right away if you have a headache, fever or joint pain within a few days of being bitten. Some insects, like ticks and mosquitoes, can infect their victims with serious, flu-like illnesses, such as Rocky Mountain spotted fever, Lyme disease and West Nile virus, which only a physician can diagnose and treat.

Use insect repellent when outdoors and wear light-weight, light-colored clothing over arms, legs and feet to keep insects off your skin. And avoid wearing perfume and fragrances, which can attract bugs.

Blue Mountain Lake Club
121 Pocahontas Rd.
East Stroudsburg, PA 18301

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44. No animals of any kind at any time shall be kept outside of the home in a kennel, tethered or left unattended (electronic fence is permitted but requires authorization from the DRC prior to installation). No animals of any kind shall be kept inside or outside the home or garage which causes or creates any nuisance for other owners through sight, sound or odor. Dogs



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Courier

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WE—Yes, You and I—Live Here!

By Bruce Dunlop

My wife, Terry, and I moved into Blue Mountain Lake in March of 2002. Several things appealed to us: a rural area, an easy drive to our families and jobs in New Jersey, and the townhouse wasn't too much or too little for us as empty nesters.

Much of BML was still being developed, and it was interesting to watch the community grow around us. It gave me a stronger sense of connection to the area as opposed to moving into an established community. This is my first experience in a HOA community; by choosing to live here, I therefore agree to go by the Association's rules.

I served as a volunteer firefighter for 12 years in NJ. To me, participation in any group or activity requires commitment to be a viable, contributing member. Terry, at this time, is a 15-year survivor of both breast and ovarian cancers. Between the demands of her ongoing treatments and working full time, I elected not to serve on local committees, which limited my contact with others in BML.

However, we adopted two rescue dogs in 2011, and I began walking them frequently around parts of the development. I have them to thank for getting me out to meet my neighbors. I'm probably known more by sight as the guy with a camera being pulled around by his dogs.

We've taken the same blows as everyone in BML—ridiculous taxes, occasionally gritty water, diminished home values. Yet these things come from without, not from within. My excursions through BML reveal a universal, internal problem: litter.

I sometimes bring along bags and pick up trash, mostly water bottles and energy bar wrappers. I don't expect everybody to have the same initiative, but wonder why it got as bad as it did, particularly by the basketball court and mailboxes, without apparently bothering anybody.

I also clean up after my dogs (a BML Association rule). I often find dog droppings, and was accosted a few times when homeowners assumed my dogs left a mess in their yard. I politely deny it and don't argue when that happens, and can't understand why other pet owners don't honor the rule.

An equally disturbing problem is finding large items like a TV, microwave, and busted chainsaw, to name a few, dumped around BML. This is no doubt done to avoid paying a fee to the trash collector to take some items.

After discussing the litter problem with a board member, BML has more

trash cans placed throughout the community this year. Our maintenance manager, Greg, also polices areas where he works, which he shouldn't have to do, and the guys mowing the lawns can't stop to pick up everything in their way.

Littering and dumping is preventable with little effort and without finger-pointing (it is possible people from outside BML lend to the problems).

I suggest if you see or know of an offender, say something to them. I'm not just some guy complaining—YOU live here, too, and I assume you're not OK with being disrespected by someone leaving trash around your home and neighborhood.



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CONTACT INFORMATION

Operations Office570-421-2129
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 Public Safety Guardhouse 570-420-9507
 Public Safety cell phone570-242-4504
 Emergency (Police/Fire/Ambulance)..... 9-1-1

COMMUNITY WEBSITE: www.bluemountainlakeclub.com

Blue Mountain Onsite Management Team

Laurie Gonzalez, Community Manager
 <laurieg@preferredmanagement.org>
 Yvonne Teta, Assistant Community Manager
 <yvonnet@preferredmanagement.org>
 Greg Decker, Facilities Maintenance Manager
 <bmlcmaint@preferredmanagement.org>

Senior Managing Partner

Amy Janiszewski, PCAM, CMCA, AMS
 Preferred Management Associates
 Po Box 687
 Moscow, PA 18444
 Phone: 570-266-5190 ext 212
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BOARD of DIRECTORS

PresidentSteve Melnick
 Vice President Lynn Ball
 Secretary Vince Ricci
 Treasurer Gary Smith
 DIRECTORS Mel Dennis
 Michelle Pinnock-Harper
 Penny Welliver

BMLC Committees

Design Review Committee
 Safety Committee
 Budget & Finance Committee
 Events Committee

BMLC Clubs

Kids Club
 Garden Club
 Craft Club
 Fitness & Wellness Club

If you are interested in becoming a committee member or joining a club, please give the operations office a call.



Membership Meeting

Saturday, August 13, 2016

2016 Annual Membership Meeting

Saturday, November 12, 2016

All meeting are held in the Clubhouse

STROUDSBURG AREA INFORMATION

School Districts Stroudsburg Area 570-421-1990
 East Stroudsburg Area 570-424-8500

County & Townships Stroud Township 570-421-3362
 Smithfield Township..... 570-223-5082
 Monroe County..... 570-517-3102

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 411 Main Street Suite 102-E
 Stroudsburg, PA 18360
 570-420-2940
 570-420-2944 fax

State Representative 189th District

Rosemary Brown
 143 Seven Bridges Road
 East Stroudsburg, PA 18301
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State Senator

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Let Our Family Serve Your Family

From Your Club President

By Steve Melnick

Collections - Our association adheres to an assessment collection policy to ensure the bills get paid and that we make adequate contributions to the reserves. The collection policy lets you know what is required and when and what happens if you're behind in your payments. The assessment collection policy answers the following questions:

- How will assessments be collected?
- When is a payment considered late?
- Does the association charge fees for late payments and returned checks?
- What actions will the association take to collect delinquent accounts? Does it suspend privileges, levy fines or charge interest?
- How does the association notify homeowners of delinquent accounts - by phone, letter?
- How will the association charge interest on unpaid assessments - only on the unpaid monthly assessment or the entire balance?
- At what point does the association record liens against delinquent properties?
- Will the association grant waivers or negotiate payment plans for delinquent accounts?

Our association's collection policy is consistent with state and federal law and the association's declaration or CC&Rs. Visit the association's website to read the assessment collection policy and other association policies.

PLEASE DRIVE SLOWLY

The speed limit on ALL Blue Mountain Lake roads is 25 MPH, except where otherwise posted. Thank you.

Kid's Club

By Michelle Pinnock-Harper

Thank you to the residents who help the community provide on-site activities for our children with the gift of their time, donated treats and sometimes money and ideas.

For Read Across America Week, we held a Book Swap on February 28th. In exchange for donated books, participants were able to receive "new to them" books. During the event, children were also able to make bookmarks. This is an event that we would like to hold periodically throughout the year.

On March 20th, we held our first Easter Brunch & Egg Hunt including egg coloring and Easter-related crafts. In May, we tried to hold spring tennis lessons again. Unfortunately, there were not enough sign-ups.

There are many activities planned for the summer:

- Bookmobile: similar to the last 2 years, the Bookmobile time will switch to a summer schedule- beginning 6/14, every other Tuesday from 2:30-3:30 near the Clubhouse.
- Tennis & Soccer Camp will be held the week of July 11th by GV Tennis Academy.
- Steve Harper has volunteered to run a free instructional basketball program again. Starting July 12, two days a week for boys and girls ages 5-16. This activity was popular last summer with over 25 participants.
- To help students prepare for school and prevent summer knowledge loss, a 4 session summer Math Bridge program will be offered for children entering K-5 beginning the last week of July.
- We are working on finalizing swimming lessons with the YMCA again this summer.

This summer, the Board will be forming an Events Committee to plan and coordinate activities for the community and will be seeking members. Please remember that BML does not have an Activities Coordinator, so activities are led by resident volunteers. The more people who get involved, the more we can do.

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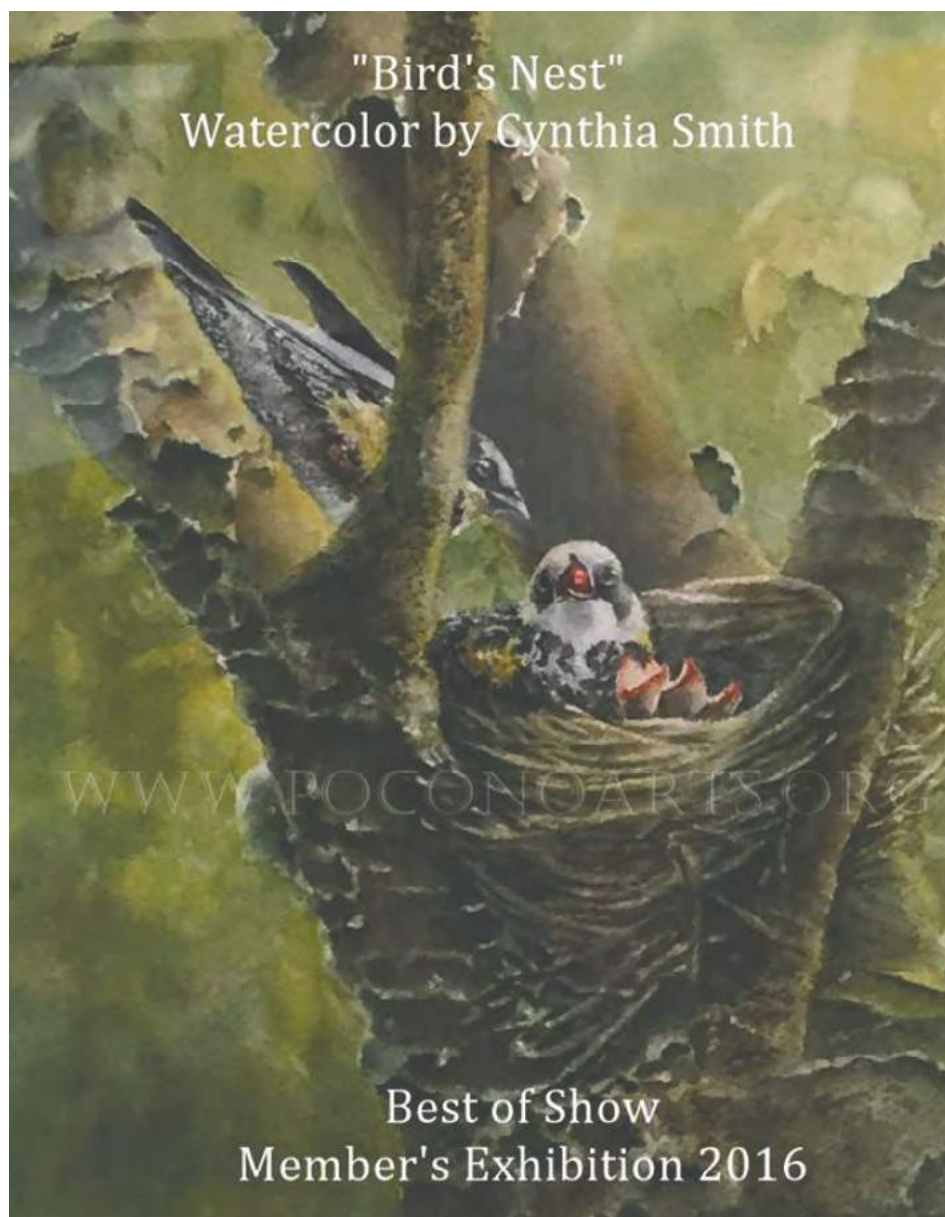
Welcome to our new community website! (www.bluemountainlake.org). The purpose of the web site is to improve communications within the community and allow owners like you to quickly and easily access your personal information, as well as the happenings in your community.

The site has both public and private (resident-only) areas. To access the resident-only portions, you must log in to the site using the user name and login provided to you by our management company. If you have not received your user name and login, please complete the login request form to request one.

Below are the community web site's features. Only those features with an asterisk (*) in front of them are available to non-residents on the public portion of the web site:

- **User Profile:** Your user profile contains all of the information about your online identity, as well as any information about yourself that you are willing to share with other owners in the community. Any information entered here will display in the address book for other logged in owners to look up, except your login name, password, and security level.
Changing your login name: You may change any of your personal information on the website, including your login name and password by logging in and clicking User Profile.
- **Account Info:** This is the most private part of our website, for your eyes-only! Clicking this link will display the data the management company has on record for you regarding the following items—last payment amount, last payment date, check number, last update date, work order history, architectural requests, and CC&R violations history.
- **What's New:** This page will display any additions that have been made to the website within a specified time period.
- **Address Book:** a searchable database of all community homeowners as well as board members and other authorized personnel.
- **Announcements:** here you can find the latest community announcements. If you have an announcement to make, please complete the web content submission form.
- **Boards/Committees:** This is a complete listing of all Boards and Committees within the community. It can include times and dates of meetings, in addition to names of individual members and their function. (i.e. Joe Smith - Board President)
- **Documents:** Community Documents are displayed in this area.
- * **Eforms:** These are automated forms that provide a conduit between you and the management company and community officers. Look here for these forms: Login request form, Architectural Change request form, Violation report form, and Website submission form.
- **Email Bulletins:** You can sign up to receive regular emails about various community related subjects. This will feature will push out information from the web site to you, instead of the you having to always visit the site and look for updates.

We look forward to seeing you on the site on a regular basis! www.bluemountainlake.org



Congratulations to our BMLC Residents — Cynthia Smith was awarded Best of Show (entry above) for the Pocono Arts Council's 2016 Members' Exhibition. Clavertis Miller was awarded first place for Photography. We are very proud to have such talent in our Blue Mountain Lake community!

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Your Curb Appeal Checklist

By Laurie Gonzalez, Community Manager

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items:

- **Exterior paint.** Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects.
- **Landscaping.** Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves and remove grass clippings.
- **Roofs.** Please insure your roofs are properly maintained and cleaned.
- **Driveways and sidewalks.** Please repair cracks, pitted or flaking surfaces and other concrete problems. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.
- **Gutters and downspouts.** Please keep them cleaned out to prevent overflowing and flooding.
- **Window boxes, awnings and decks.** Please replace worn or damaged fixtures, check fittings for stability and paint all items at least bi-annually.

Thanks for keeping the Blue Mountain Lake community looking sharp!

Take Pride in Your Community DON'T LITTER!

The fine for littering in Blue Mountain Lake is \$100



Meet the Winebergs – The Blue Mountain Lake Wine Club meets once a month. Come out and enjoy great conversation and meet new friends! Contact the operations office for details.

Home Improvements

Permits and Approval Required

The Blue Mountain Lake Club requires permits (or approval) for the following. Forms are available on the website or can be picked up at the Office.

- Roof repair/replacement (more than 25% of roof)
- Sheds
- Fences
- Decks (new or extensions)
- Driveway paving or enhancements
- Large landscaping projects
- In-ground pools
- Tree Removal
- Retaining Walls or other exterior structures
- Alteration of exterior color or siding
- Enlargement of dwelling (attached garage, addition, etc.)



On May 14 your Board of Directors removed all home improvement permitting fees. Permits for the above are still required, but you will not be charged a fee!

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THE BLUE MOUNTAIN LAKE CLUB

Board of Directors Meeting Minutes Highlights

Date: May 14, 2016

The meeting was called to order by Steve Melnick at 9:07 am.

Directors in attendance: Steve Melnick, Gary Smith, Lynn Ball, Penny Welliver, Mel Dennis, Michelle Pinnock-Harper. Absent: Vince Ricci

Others in attendance: Preferred Management - Laurie Gonzalez, Community Manager and Amy Janiszewski, Sr. Managing Partner. Also in attendance; Officer Kenny Palmer of the SARPD.

1. Minutes

- Motion made by Gary Smith and seconded by Penny Welliver to accept the minutes of the April 9, 2016 Board of Directors meeting as well as the Minutes Highlights of the same meeting. All in favor.
- Motion made by Steve Melnick and seconded by Gary Smith to accept the minutes of the April 22, 2016 Board of Directors Special Meeting as well as the Minutes Highlights of the same meeting. All in favor.

2. Committee Reports

- Finance Committee: Gary Smith reported on the status of the Certificates of Deposit (CD's) with Wayne Bank and Capital One. There were no files left in the office by the previous management company pertaining to these CD's. Gary contacted Wayne Bank and Capital One and found that the signatories had not been changed by the previous management company; a past president and the owner of the prior management company were the only persons authorized to have access to the CD information and to sign. Necessary paperwork was obtained to correct the matter. Motion made by Gary Smith and seconded by Steve Melnick to authorize the officers (Gary Smith, Treasurer; Lynn Ball, Vice President; Vince Ricci, Secretary; Steve Melnick, President) to transact all matters pertaining to the Certificate of Deposit accounts with Wayne Bank and Capital One FSB including but not limited to signature authority. This authorization replaces those previously authorized. All in favor.
- Events Committee: Motion made by Gary Smith and seconded by Michelle Pinnock-Harper to approve the purpose, structure and responsibilities of the Event Committee as provided by the Community Manager and appoints Michelle Pinnock-Harper as the Board Liaison to this committee. All in favor.
- Garden Club: Gary Smith reported that the expansion of the community garden is scheduled to begin on May 25. Plots are available and the club is seeking new members to join them on the third Saturday of the month at the BMLC office.
- Kids Club: Michelle Pinnock-Harper reported the Basketball camp will be the 2nd week of July. Michelle requested that one pool be closed for public swim from 11:00 am-12:00 pm for the dates of the swimming lessons to allow for warmer temperatures for the children. The Board agreed.

3. SARPD Report - Officer Kenny Palmer

- Officer Palmer reported that the BMLC incident reports were not available. He will provide these reports to Laurie next week. Office Palmer and Laurie discussed the Community Safety presentation scheduled for the June 11th Open Member meeting as well as the possibility of an additional SARPD camera to be located at the BMLC playground. Laurie will follow up with the SARPD IT Department.

Management Report (Laurie Gonzalez)

Storm Water Issues/Update

- A Manorhome property owner has reported flooding issues of his property for several years. The engineer reported that due to years of settling the inlet and outlet sides of 4 driveway pipes along Escoll Drive from the corner of Meadowsage to Horseshoe Dr. need to be cleared out as and the swales need to be re-worked to allow for proper water flow. The cost is estimated at \$3,700.00. If culvert pipes are collapsed there will be an additional cost for replacement. Two of the swales and pipes belong to Manorhome properties and two belong to Estate homes. There is also driveway deterioration of the Manorhome unit due to this issue not being addressed timely. The Board approved this upgrade as well as the repair to the apron of the Manorhome property.
- The engineer has provided his report regarding the flooding issue between the Manorhome units of Archers Mark and Cabinsglade. He has provided two (2) options for consideration as follows: 1) revise grading and 2) install a drainage pipe. (see full report attached). I have contacted two contractors to review the area and reports and submit a proposal.

Collections Update

The Association has entered into a collection agreement with George Hludzik of Hludzik Law Offices. This firm will provide collection services to the Association. Due to the structuring of their collection policy and procedures the Association anticipates

a significant reduction in collection costs as well as an increased collection of past due debt compared to previous years.

Attorney Hludzik has provided the Association with a Collection Policy and Procedure that I have attached to this report for the Board of Director's review. It is my recommendation that we replace the Collection Policy that was approved pending legal review at the April 9th meeting as this policy better reflects the direction the Association regarding collections. The Board will review and provide feedback and/or approval at the June meeting.

(continued on page 10)




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Board of Directors Meeting Minutes cont.

Security/Patrol Update and Violations

- 1,026 miles of road were patrolled for the month of April 2016. Daily logs are available at the office.
- Opened and closed clubhouse for several rental and community events (i.e. Zumba, Meditation, etc.).

Property Violations

- A letter of violation was sent to a property owner regarding a tractor trailer cab parked on the owners' lot. Owner was given 10 days to rectify as well as notice that should the truck cab be parked on property again a violation will be issued. A verbal warning was also given to the property owner regarding this violation.
- The property owner has been given a verbal as well as written warning regarding the debris of cut down trees that has been left on the property by the tree removal company. The owner advised management that they are working to rectify. Management will re-inspect this property in ten (10) days and proceed according to the governing documents.

2016 Capital Project Update

- Management is moving forward with the Board approved 2016 Capital projects:
 - New soccer goals have been received and installed.
 - Gazebo foundation has been scheduled for repair the week of May 16.
 - The expansion of the Community Garden has been scheduled for the week of 5/23/16.
 - Fog Seal of Meadowsage, Southshore and Witness Tree Circle is scheduled for 5/18/16 beginning at 9:00 am with a rain date of 5/19/16. Management has notified owners affected by the road closures as well as posted a notice on the website and a flyer has been placed at the mail pod. Management will also assist the contractor at the site as well as place traffic control cones in the areas.
 - Benches for field area have been ordered and expect installation prior to Memorial Day.
 - Pricing has been received for the lighting at the Clubhouse parking lot and Gazebo entrance road. (see attached).
 - Security cameras for the office have been purchased and one camera has been installed in the interior entrance area. We anticipate the 3 other cameras to be installed by the end of the month.
 - Scheduling the landscaping and lighting upgrades to the Entrance (Brushy Mtn/Pocahontas) and the Guard Booth areas. Permits are required for both jobs as well as permission from the utility company prior to work starting. A meeting with an engineer from Met Ed has been requested and the permit for Stroud Township is being prepared and submitted by JPA Electric as well as management.
 - New umbrellas and stands have been purchased as per the Board approval of April 9, 2016.

Lifeguards & Pool Attendants

- We have not received enough lifeguard applicants to open the pools as a lifeguard amenity. There are many reasons for the shortage that range from the local waterparks hiring a large supply of guards, young adults that are no longer interested in working at pools or interested in becoming lifeguards, to McDonalds now offering a higher wage with medical benefits for p/t employees. I have reached out to other HOA's in the area that have asked them to send any overflow applicants our way. Unfortunately, many of the area HOA's haven't met their needs as well. The Board approved that the staff that received their lifeguard certification specifically for BMLC would receive a full reimbursement at the end of the season as well as be paid the lifeguard wage being offered.

Maintenance

- The culvert pipe running under Horseshoe Dr. has been flushed and is now operational.
- Strand Pool has completed the opening of the pools and spray park.
- The tables and chairs have been removed from storage, cleaned and repaired as needed.
- Several pool pump valves have been replaced/repared.
- The replacement of spray nozzles (under Umbrellas of Spray Park) has been scheduled.
- The expansion joint replacement at the Spray Park has been scheduled.
- The office roof has been repaired.
- The clubhouse entrance platform has been repaired.
- The ceiling in the exterior woman's bathroom is being repaired from the burst pipe in the ceiling. The pipe has been repaired.
- The pot holes at the entrance of the office have been filled.
- The pot holes at the exit of the Guard House have been temporarily filled while we await action by Stroud Township.
- Inspection of trees for removal requests.
- Spoke to owner of Tree Be Gone regarding soliciting.
- The USPS has removed the cluster mailbox in the office parking lot. We now receive a dismount service (delivery and pick up of mail inside office).
- Toyota Highlander:

- New tires installed. The tires were less than a year old, unfortunately due to the lack of receipts showing required tire rotations completed, we were unable to receive 100% replacement cost. We were able to negotiate a 50% reduction for the new tires.
- Oil Change performed.
- Brake light and headlight bulbs replaced.

General

- Postcards have been mailed to all Manorhome unit owners for the Ehrlich pest control program.
- Received ChildLine Reporting training from the SARPD. Will be scheduling this training for all pool staff.
- Management met with George Hludzik, the Association's new collection agency/attorney to discuss the timeline of turning over delinquent accounts to his firm.
- The extended office hours are not being utilized by residents. The office will begin regular office hours (M-F 8:30-5:00 pm with a short lunch break between 12-12:30; Saturday 8:30 pm-noon). Laurie advised the Board that she would make herself available for evening appointments if necessary.

Cornerstone Update

I met with Daryl Eppley, Stroud Township Supervisor on Thursday, May 5th. He provided me with the core inspections that were performed by Reilly & Associates (engineer) and a copy of the executed Maintenance Bond with Popple Construction.

Daryl and I will be scheduling a meeting to walk through Cornerstone and assess the placement of the walking trails, which is the last item of outstanding work that needs to be completed. It would be my recommendation that Directors attend this walkthrough. The township will need to seek approval from the owner of the common grounds (LTS) in order to install the walking trails that will be placed over/through common areas. The township will also need to seek permission from lot owners for trails that will be placed over/through private property.

Daryl did confirm that the Township is not responsible now or after the completion of work (per the bond) for the maintenance of the Cornerstone roads. This maintenance will fall to the owner of the roads (LTS which is an inactive entity).

4. Financial Reporting (provided by Amy Janiszewski)

The following financial reports for period ending 4/30/16 were provided to the Board:

- Balance Sheet
- Income/Expense Statement
- Homeowner Deposit Summary
- Cash Disbursements
- General Ledger Trial Balance

Laurie provided the Board with a preliminary collections report and as well as an updated Collection Policy Resolution. The Board approved sending the policy for legal review.

Amy advised that the 2015 Audit is underway by William Owens & Company.

5. Old Business

- Driveway Sealing, Manorhome/Patio Homes — The governing documents of the Association are clear in stating that owners are responsible for the costs of maintaining Limited Common Areas (driveways). The Association attorney reviewed the governing documents and provided legal opinion that confirmed that the unit owners are responsible for the cost of driveway repairs and sealing (to be split between all owners utilizing the driveway area). The Board requested that bids be received this year for the work to be done in 2017. Management to advise the unit owners of the Manorhomes and Patio homes what the cost to each will be.
- Wine Club — Motion made by Steve Melnick and seconded by Gary Smith to approve the Wineburg Club. All in favor.
- Summer Math Bridge Program — Motion made by Gary Smith and seconded by Steven Melnick to approve the Summer Math Bridge Program as presented to the Board by Michelle-Pinnock Harper. All in favor
- Compensating residents for the delivery of professional services — It was the consensus of the Board to no move forward on this topic. All in favor.

6. New Business

- Removal of Home Improvement Permit Fees — Motion made by Steve Melnick and seconded by Gary Smith to remove Home Improvement Permit Fees to residents. Permits are still required. All in favor.
- Common Ground Tree Inspections — Motion made by Lynn Ball and seconded by Gary Smith to hire a tree arborist to perform an inspection of all common area trees. All in favor.
- Design Review Committee — The Board appointed Vince Ricci and Jana Aspray to the Design Review Committee.
- The Board approved management reviewing and approving permit requests and to only submit exception requests to the DRC (and Board) for approval.
- Shed permit exception request — The Board approved increasing the maximum size of shed to not exceed 150 sf. Management will update the guidelines.

7. Adjournment: Motion made by Steve Melnick and seconded by Gary Smith to adjourn the Board of Director meeting at 2:27 pm.

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