

Whispering Woods Homeowners Association  
Annual Meeting  
June 27, 2019

Welcome – John Stefanik

John called the meeting to order at 7:10 p.m. and introduced the Board and Committee members present. Committee members talked about what their duties involve.

Board Member Introductions

- John Stefanik, President
- Mark Zaleski, Vice President
- Diane Gotkin, Secretary (not present)
- Tony Sitter, Treasurer
- Jerry Kunco, Enforcement Officer

Committee Leader Introductions

- Les Freehling, Grounds Committee
- Kirsten Jordan, Welcome Committee
- Herm Stork, Communications Committee
- Entertainment Committee - open

**Golf Course Update** – Mark Zaleski on behalf of Rich Rocky

The new building near the entrance on Grubb Road is being built for out-of-town guests to rent. Depending on how it goes, additional building may be built in the future.

**Budget Update – Tony Sitter**

Tony reviewed the budget. The dues are going out on June 30<sup>th</sup>. The dues are \$225; which reflects a discount of \$25 if paid within 30 days.

Approximately \$30,000 in escrow account. The money was moved into a money market, and will net approximately \$600 in interest.

The attorney fee is an hourly bill for services provided within the past year. Question about opening the books to residents, and why an attorney had to be consulted in order to not open the books. John and Mark encouraged residents to give them information if they are interested in looking over the books.

It was determined that Bill Lynch will head up a group that wants to review the books. As a CPA, he's well qualified to do the review on behalf of the residents.

A question was asked if any of the Board members were using the HOA contracted landscaper for personal use, potentially creating a conflict of interest. Each of the Board members responded that other than mowing, no other services were provided.

A question was asked as to what is stored in the storage locker. Mailboxes, Christmas decorations, kids' games, etc.

Another resident asked up what happens when new people move in to ensure they pay dues. Tony explained that he is notified when someone moves in, and adds them to the invoicing list. If they don't pay, the attorney is notified and they proceed with legal action.

### **Committee Leaders Update**

- Les – review the grounds. Trees in the front entrance have died and need to be removed. Les received three bids to get those removed and the Board will choose a service to remove the trees and bushes. Replacement of trees and bushes also has to be done. Les is working with Tony to identify who planted some of those last year to see if they are under a year's warranty. Everyone in attendance was in agreement that money needs to be spent on the dead bushes and trees, as well as beautifying the entrance. Les is also looking into improving the benches and/or remodeling them. While the benches on the golf course are their responsibility, they haven't been doing anything with them. Because they affect the look of our neighborhood, we're addressing those as well.
- Jerry- the trees must come down because they have become a liability. He met with Patel, who owns several lots and has not kept them up. But after Jerry spoke, with him, he has mowed. He and Les also found several drains that were not being maintained, and they should be.
- Mark spoke with the bank about the Grazioli house. There were squatters in there, and the bank finally got them out. The bank is now mowing the property.
- Kirsten – she is a bit behind on baskets, but getting some out.
- Herm – new web site is up and running and is mobile friendly. The address is [whisperingwoodserie.com](http://whisperingwoodserie.com). There is also a forum in the web site that may be used to discuss issues. The newsletter is also available on the web site. Email address is [whisperingwoodserie@gmail.com](mailto:whisperingwoodserie@gmail.com).

### **Old Business.**

- Mail Box Program
- They are working on mailboxes replacements, which is timely. Several residents talked about paying to have their mailboxes painted several years ago, and it was never done. John said they will be reimbursed the \$15. For others who paid, please contact Tony Sitter at: [tsitter@roadrunner.com](mailto:tsitter@roadrunner.com).

### **New Business**

- Number of Homes for Sale – somewhere between 11 and 13
- Summer Picnic is August 15, 2019, from 3-6 p.m. at the park
- Board and Committee Elections. Terms were changed from 1-year terms to 3-year terms.

### **Front Island Update**

- Replacement of Dead Plants/Trees
- Empty Lots
- Bench Remodel

### **Development Improvements**

- Additions to existing playground – see below
- Adding a gazebo to the parks – No, but benches would be nice.
- Tennis court? Pickle ball Court? – No
- A suggestion was made for a dog park.

### **Other Concerns**

There have been complaints about noise from neighbors. That is an issue to take up with Millcreek Township.

A reminder that signs cannot be posted in your yard.

Cyndie Stefanik thanked the Board for all of the time they put into all that they do. Those present gave a rousing round of applause.

A question was asked about Grubb Road, and who owns it. The answer is the state. It would be nice to approach the state to request lowering the speed limit or place cautionary signs. Mark Zaleski will talk with PennDot to see if they can look into it.

Another issue is golf carts being driven around by kids, and they are dangerous. If you know who they are, remind them that they cannot do that.

Adjournment at 8:32 p.m.

Respectfully submitted,

Jan Stork for Diane Gotkin, Secretary