

# Meeting Notes

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| Meeting Title   | Whispering Woods Home Owners                           |
| Date/Time Start | Aug 26, 2021 at 6:00 PM                                |
| Date/Time Stop  | Aug 26, 2021 at 7:30 PM                                |
| Location        | Whispering Woods Golf Club                             |
| Attendees       | Diane Gotkin, John Stefanik, Mark Zaleski, Tony Sitter |
| Apologies       | Jerry Kunco  |
| Minutes by      | Diane Gotkin   |

## 1.0 - Welcome

### 1.1 - Agenda Review, Introduction of Board

## 2.0 - Rich Rocky

### 2.1 - Golf Course Update

Plan to build Club House on location off 18th tee.  
Indoor and outdoor seating.  
Plan for completion by July 2022.  
Plans were available for review by home owners.

## 3.0 - Budget Update

### 3.1 - Budget review by Tony Sitter-Treasurer

Unpaid Dues-17 currently outstanding.  
A copy of the budget was provided.  
Highest spend was Property Improvements-expenses itemized and identified at the bottom of budget.  
Retention Ponds are the responsibility of HOA-expensive to repair. Home owner suggested looking in to insurance policy to cover retention ponds. Tony Sitter will look into.

## 4.0 - Old Business

### 4.1 - Email list

Forms provided for home owners to submit email address for communication.

### 4.2 - Signs

Front sign replaced due to old sign made of wood and was rotting. New sign made of aluminum.  
New sign installed at back entrance

### 4.3 - Fences

No fences except around pool

### 4.4 - Tree removal

Tree removal guidelines in bylaws.  
Not an issue if tree is dead, any other tree removal needs to approved by board

### 4.5 - Mailbox Standards

Copy of Mailbox parts with cost available to home owners at Meeting.  
All mailboxes should have uniform look. Same paint color and all parts.  
Email Tony Sitter for parts or paint.

#### 4.6 - Sheds

No stand alone sheds are permitted.

Only shed acceptable if attached to the back of the house and the same color as the house and not visible from the street.

#### 4.7 - Speed Limit

Speed limit is 25 mph in subdivision.

Speed bumps would be difficult, would need removed for snow plowing

#### 4.8 - Fence at front entrance

Fence was repaired and painted

#### 4.9 - Stone Creek Retention Pond

Gate and Fence repaired and painted

### 5.0 - New Business

#### 5.1 - Metal Roofs

Would have to look like shingles.

Prior Approval by the Board Required

#### 5.2 - Water Run off Stone Creek property

Water runoff from Patel(builder) property. Millcreek Township is working with Mr Patel for resolution.

#### 5.3 - Golf Carts

Golf Carts are not street legal.

Concern that children seen driving golf carts in the neighborhood

#### 5.4 - Water runoff

All water drainage pipes must be tied into the storm drains and not go directly into the road.

A copy of all the catch basins in the subdivision was provided for home owners to review

#### 5.5 - Dues

Dues will be increased to \$250 in 2022

#### 5.6 - Solar Panels

Approved for back of homes only as long as they cannot be seen from the street.

Prior Approval from Board required

### 6.0 - Prior Questions Submitted by Home Owners

#### 6.1 - List of Questions previously submitted by home owners and Answers

Q:Satellite dishes are popping up again. Several large ones in front yards and on front roofs.

A: Acceptable if attached to the house. If in the front of house, should be camouflaged with shrubs/foilage

Q: Stress the need for residents to maintain HOA issued mailboxes and numbers and keep in good repair and painted. No wall paper covering should be on the mailboxes.

A: Mailboxes were addressed in old business. Should contain all parts and painted uniform color. All parts and paint available by emailing Tony Sitter

Q: There is a full size trampoline in the front yard on Mystic Ridge that needs to be in the backyard.

A: That is correct. Should be in the backyard. Letter will be sent by Jerry Kunco.

Q: The new ADA compliant sidewalks - Millcreek did a poor job of seeding and there are issues with the dirt.

A: Millcreek Twp has been called and asked to repair issues. All residents are encouraged to call the township

Q: Concerns with fireworks on properties. This is a hazard due to all the trees and close proximity of houses.

A: Fireworks are legal. Please exercise caution and be considerate of hours they are set off.

Q: Low branches on the street in the common areas, Indigo Run and other areas in the neighborhood

A: There needs to be a minimum clearance of 6' 7".

Q: Police vehicle consistently parked in the road day and night on Forrest Crossing-safety concern-street parking restrictions.

A: Owner was called by member of the board and complaints discussed. It is not illegal to park in the street. Millcreek was contacted and they will conduct a study to see if there should be any changes to street parking in the neighborhood.

Q: Would a food truck in the neighborhood during lunch be a good idea once a week

A: This is not something the board will pursue at this time.

Q: Yard sales are not permitted. Could we have a subdivision donation pick up in our neighborhood a few times a year.

A: This could be possible if someone would like to organize and let the board know the plans/details for approval.

Q: Dog invisible fences should be installed further away from the sidewalks

A: Suggest invisible fences should be installed 6 ft from the sidewalk

Q: Dog poop bags left around the neighborhood

A: All dog waste should be picked up and taken and disposed of by the owner.

Q: Concern over sidewalks with tree branches, foliage or other items causing a hazard to people using the sidewalk

A: Sidewalks should be clear and minimum tree branch clearance should be 6'7".

Q: Plan to repair fire hydrant on Stonecreek

A: Hydrant is not yet activated. Fire dept. will remove cover when usable.

Q: What are the plans for stop signs on Mystic Ridge, Stonecreek and Forest Crossing

A: Millcreek would have to do a study to determine if possible.

Q: Will park benches be added to phases 7A and B

A: Need to assess if there is enough common property to place benches on

Q: Cleaning snow from the sidewalks on the common areas

A: Common areas owned by HOA will be cleared