

Century Farms Homeowners Association Minutes  
Meeting on July 23, 2003  
1515 William Penn Drive

The meeting was called to order by President Ian Carrus at 7:10 p.m.  
In attendance were Ian Carrus, Fran Bixler, Diane Barbret, Mary Beth Nagai, Ann Cussak, Eileen Thurston and Chuck and Twila.  
The minutes were approved from March 19th, 2003 previous meeting

### **Old Business**

Volunteers needed to help with the Newsletter

Articles due by Sept. 20 to Fran Bixler

Deadline of Sept. 30 for drop off at post office for bulk mailing

Unless we get more volunteers, all folding and stamping to be done by printing company

Suggested articles: care and pruning of parkway trees, trash can requirements and suggestions, list of maintenance items for homeowners, history of cemetery, who owns land between Mill and West, committee head reports, how to avoid higher taxes on home improvements such as driveways.

### **Rules and Regulations Follow-up**

Lieberman sent out violation notices upon board request to Christmas light violators. Several are still up and Ian will check who is in violation, e-mail the board and Fran will draft the letter to be sent out by Lieberman as the 2nd offense which requires a \$25.00 fine irregardless of correction – and a 10 day time for compliance before a third violation is issued according to our rules.

Need to find a new attorney to follow up on the fence post violation on William Penn Drive.  
Fran will e-mail Ian the list from Don Kekstadt at Lieberman and Paul, Ian and Fran were given executive power to make the selection of the attorney that best represents the homeowners interests.

The association was reimbursed for the attorneys fees incurred from the fence litigation against the home on William Penn that completely removed their fence.

### **New Business**

1. Wildflower areas – need for a sign to be made to alert homeowners of entrance off William Penn Drive – ask Jerry McManigal.
2. Reestablish committees – We need good strong leadership. Fran gave out copies of the standards to those members in attendance.
3. Ann Cussick will assist in getting support from Chuck Jameson and others to establish a landscape committee and establish a new rule for maintenance of property. This committee might also be the eyes and ears of the board to alert the board to other rules violations. Ian made a motion for a landscape committee to be formed which will create minimum standards. Fran seconded the motion.
4. Bin covers – Ian made a suggestion about requiring recycling bins to have covers. He showed an example of one and discussion was had about how to distribute them to the homeowners and require use. Ian will put an article in the newsletter about the blowing of recyclables and suggestions to combat this.
5. Church of the Brethern – The area outside the cemetery was once a school grounds and is being mowed only once a month. Discussion followed about investigating
  - a. insurance coverage that would be needed
  - b. Cost of Pro's Landscaping to maintain this area – and Fran would like to be involved in this visit and discussion
  - c. If Church of the Brethern will put up a fence before giving over the land.

### **Standing Committee Reports**

*Communications* – Newsletter to be out by September 30

*Financial* – All bills are paid. Stop payment was issued on electrical bill from pond A. Our financial committee chair is moving. Look for money incoming into checking account from Fish

and Wildlife Service.

*Neighborhood Watch* – no activity – mailbox vandalization continues. Call police.

*Ponds and Common Area Report*

- a. Pond willows are growing however no one is complaining so let it go for now
- b. Shall we renew contract with Pro's Landscaping. Their weed control is insufficient so if someone comes forward to solicit bids we may change. Ask for homeowner input on chat room.
- c. Money was received from Fish and Wildlife for habitat improvement in the common area behind William Penn and Erb Farm Court - \$3,000.
- d. Wildflower seeding was completed after the burn.
- e. Weed control was completed in two parts in the prairie along with some grape vine and weed removal around the large lake as well.
- f. The ponds look excellent with no weed or algae growth after several calls to Aquatic Weed Technology to address problems.
- g. Monument lights are not working even after bulb changes by Ian so Lieberman will have an electrician come out.

Next meeting is tentatively October 17<sup>th</sup>. Ian and Fran will check the calendar and a place will be booked. Budget will need to be discussed at this meeting.

Meeting was adjourned at 8:15 p.m.