

Southwind HOA
Board Meeting Notes
May 4, 2013

Joe Palko called the meeting to order at 8:00 on Saturday, May 4, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko and Curtis Kossman with John Chamberlain and Jane Clark attending by phone. Association managers Rinaldo Acri and Carol Sosko was present and ACRI employee Maggie Hinzy. And homeowner Jim Best, Walt Smith. Ed Maholtz Southwind Maint. Manager was present .

Minutes Approval

Minutes from the April meeting were approved.

Financial Review

The April financials were not ready for presentation this early in the month and will be provided to the board shortly.

Southwind Springs Cleanup

Ed reported that Spring cleanup has been completed. Streets were swept, plow damage to grass along the roadways was seeded and covered with straw, but Ed noted that winds the last 3 days were blowing over 40 mph and the straw is scattered all over the place. The mulching of the beds is about half way done. Seeding of bad areas on the slopes will be done shortly. The formal seeding of front lawns is not planned this year. Ed indicated there was snow mold that killed the grass in some areas. The board approved Ed to buy a bulk bag of grass seed and try to broadcast seed in those selected areas. Homeowners that have dead grass in their front lawns can assist by sprinkling the seeded areas with water when they are there.

Phase 3 driveway sealing

Phase 3 driveway sealing will start the week of May 19th Phase 3 unit owners should have been advised not to use their driveways once sealed for 24 hours. The roadways that were not sealed last year will be sealed in early June

Phase 3 building maintenance

Phase 3 maintenance will begin May 6 weather permitting. Homeowner will be notified 2 weeks prior to their building being painted. Homeowners need to remove items off of their decks and balconies.

Steep hill on Southwind Drive

We are in the process of getting bids to mill and repave 2 small sections on the steep hill on Southwind Drive near the top. They are cracking and deteriorating.

Radon tester

We are still trying to locate the Radon tester that was purchased by Southwind for homeowner use. It was never turned over during the management transition.

Truck Expense

Rinaldo reported from last month action item that the truck that we pay \$500/month is not a lease but a rental from the resort. The truck that Ed drives is titled to Seven Springs. Seven Springs has offered to allow Ed's continued use of the truck for \$500/month. This would cover insurance on the truck and all maintenance.

Southwind Pool

Ed reported that the pool will be ready for opening day May 24 .

Southwind pool Information and hours for 2013:

No lifeguard on duty.

Pool opening Friday May 24 at 9am

9am to 9pm May 24 through Aug 15

9am to dusk Aug 16 through Sep 15

Pool closing for season Sep 15

Joe reported that the Southwind Rec center and pool committee recommended that given the fact that Acri will have a person in the office at the Rec center from 9am to 5pm Fridays, Saturdays, Sundays and holidays, that there was not a need to hire a pool attendant this year. The board accepted the recommendation.

The Rec center/Pool committee requests that homeowners please take the time to help out by keeping the chairs/tables organized, and please close the umbrellas when not in use. We purchased more chairs and lounges last year for additional seating, but please also remember to be respectful of others by not holding chairs/lounges by placing towels on them when you are not even there.

A Poolside Barbeque is scheduled May 25, 2013 – Noon to 2:00 p.m.

Sponsored By: Seven Springs Resort Realty Chef Scott Swank and Chef Michelle Buccilli will delight your taste buds with their culinary magic.

Rec Center Key Cards.

Homeowners are reminded that new key cards are available for you to pickup at your convenience as follows:

Monday through Thursday at the Acri office located a 231 County Line Road in Champion, PA. (This is the Country Commons Plaza) between the hours of 9:00 a.m. and 5:00 p.m.

Friday through Sunday at the Southwind HOA office located in the Rec. Center between the hours of 9:00 a.m. and 5:00 p.m.

Each townhouse unit will receive 2 cards at no charge. An additional 4 cards can be purchased for \$2.00/each at time of pickup. If you require additional cards the cost will be \$15.00/each. Please call Carol to order additional cards as additional time is required for special orders.

Please bring your expired cards and ID with you when you stop at the office to pickup your cards. The old cards will be recycled.

While homeowners are picking up their cards, Acri also have the signature sheet available to sign on the CCRs amendments passed in 2011. Please sign if you have not yet.

Review of CCRs

The Board requested that Rinaldo to do a review of the current CCRs and report back to the board anything that in his opinion needs to be addressed.

Storm Drains

Ed reported that there were 3 storm drains on Southwind Drive that were too low compared to the rest of the road that they cause a hazard to traffic and for snow plowing. Ed will be getting bids on raising these storm drains to the proper height.

Gate status

Carol reported that both the upper and lower gates were now operational. Allegheny Fence Company did maintenance on the gates. They indicated that the gates should have another 7 years or more of life with proper maintenance. One of the problem with the lower gates are that they are too low to the ground, and given the amounts of snow at Southwind they get packed with snow and it trips the gates to be open. The board approved 5-0 to have the lower gates raised 4 to 8 inches to prevent this problem in the winter.

Also the LED light on the key pad on the lower gate is burnt out and will be replaced shortly. Homeowners have reported that at night it is hard to see the key pad.

Lancaster roof

The Board approved 4-1 to have the HOA attorney write a letter to the resort, with a copy to all 14 Lancaster owners, what needs to be done to address the safety issue with the garage overhang roofs. So far only 2 homeowners have reported that their roofs are being rebuilt to a signed structural engineer specifications

It is unclear at this time if the other Lancaster roofs will be rebuilt to this specification. The board would like to see all Lancaster overhang roofs in the community brought to the standard of this specification, as well as being properly and securely attached to each unit to prevent the possibility of any future roof collapses. While the board will continue to press Seven Springs to rebuild and re-attach all Lancaster overhang roofs to these specifications, it remains the responsibility of each individual Lancaster owner to ensure that their roof is properly addressed. This is necessary to ensure the safety to persons and property that could result from a partial or total roof collapse. Lancaster owners need to take this responsibility seriously and be certain that their roof is properly addressed.

Homeowner handbook

A homeowner has suggested that the HOA put together a handbook so all homeowner old and new have a easy reference of what is expected of each homeowner and all the rules of the community.

The board agreed that it was a good idea and we will be putting something together over the next couple of months.

Bridges

The board made a request for our insurance company to inspect our 3 bridges in the community when they do their next onsite review

End of FY 2012-13

The fiscal year is coming to a close June 30. The board voted 4-0 to transfer any extra money from this year's budget into the reserve fund. The budget for the new fiscal year will be presented to the board at next month's meeting June 1.

Light Pole Replacement

Ed reported that we are still awaiting one globe to be delivered before the light pole at the entrance to Woodside Crescent circle can be installed.

Rec center Deck fence/railing

Ed Reported that the Deck railing/fencing has been raised on the front right side of the Rec center. This was done to prevent people to climbing over the deck railing and getting into the pool.

Fountain operating for season.

Ed reported that he recently got the main entry fountain operational for the season.

Landscape Committee

The landscape committee's walk through the community has been delayed until after the Jun 1 2013 board meeting

With no further business the board meeting was adjourned at 10:20am.