

**Annual Meeting of the Fernleigh Community
December 10, 2008
(Held at Phoenixville Country Club)**

Board Members Present: Pat Endy, Ron Fish, Gene Hewitt, Bob Krischker and Bob Marshall

Also: Deb Merchant of Wentworth Group

Election: The first order of business was the introduction of the three candidates for one open position. They all made a brief talk before the vote was taken. They were, Pat Endy, Ann Megronigle and Lee Wojnowski. The vote was taken; the results to be announced at the end of the meeting.

President Gene Hewitt gave his report and covered the following topics.

- 1.) **Exterior lighting-** We will commence with the project when all the lamps are delivered- hopefully in January.
- 2.) **Exterior painting** – We expect to do the entire community every five years.
- 3.) **Landscaping** – We are happy with DeMarco and contract has been extended.
- 4.) **Waste Management** – We have a new three year contract with them
- 5.) **Storm Drains** – We are looking to install a more permanent solution (prefab concrete for their maintenance).
- 6.) **Signage** – We’ve added a stop sign on Springview and “no soliciting” signs at the entrance ways
- 7.) **Water Shut Off** – It was suggested that all homeowners shut off their outside faucets
- 8.) **Power Outages** – Joyce Dexter gave a detailed report on her efforts with Peco to eliminate these. Thank You, Joyce!
- 9.) **Insurance** – We still encourage all homeowners to take out the Aqua Insurance for water and sewer lines
- 10.) Please note: all exterior changes to properties must go to the A&L and then to the board.

Treasurer’s Report

- 1.) We put over \$54,000 yearly into the reserve fund. The current reserve fund is over \$493,000.00
- 2.) We pay for the upkeep of three fire hydrants on our private roads (not Springview or Woodmere).

3.) Enhancements- These would be projects not covered by our landscaping contract, such as tree work

Homeowner's Concerns and Questions

- 1.) Disruptions to electrical service where only two homes were involved.
- 2.) Questions on assessments. Some clarification is needed
- 3.) Questions on the roofs in the community. 25 years has been quoted.
- 4.) The growth of trees was discussed. There is a lot of crowding and it will have to be addressed.

Elections

Congratulations to Ann Megronigle for her election to a three year term. Thanks to Pat Endy for her years of service and also to Lee Wojnowski for participating.

The next meeting of the board will be at the home of Gene Hewitt on Wednesday, January 28th at 3:00pm