

**Fernleigh Homeowner's Association  
Board of Director's Meeting  
September 30, 2009  
(Held at the home of Gene Hewitt)**

**Present:** Gene Hewitt, Ron Fish, Bob Marshall, Ann Megronigle

**Also:** Jane Doyle, Wentworth Group

Gene Hewitt called the meeting to order - August minutes had been previously approved by email.

**A & L Committee**

A & L Chairperson, Dave Garlick, attended opening of meeting and briefed the BOD on the plan to remove unhealthy trees, of which there are approximately 15. Removal quotes are being solicited and adjacent homeowner input has been received and accommodated. A & L requests were reviewed and resolved.

**Treasurer's Report**

The YTD budget trend remains positive as of 9/30/09. The draft of the Kipcon report has been received and is under review. This report relates to the ability of the current association funding levels to adequately fund community maintenance as to roofing, street paving etc. A determination will be made as to the adequacy, or the lack thereof, of the current monthly fees to meet mandated guidelines.

**Management Report**

The vast majority of homeowners have submitted prompt payment on the lighting project with those few not doing being assessed a nominal late fee charge. Late fees are also assessed to those not current on monthly fees. Failure to enact the late fee for lighting upgrade charges or the monthly fee is not fair to those (most) homeowners remitting promptly. Questions exist as to the severity of the situation regarding the brick arches over the Brandolini homes with two single garage doors. Some mortar cracking has been noticed and remedial repairs may be in order. More to follow on this subject after receiving professional opinion and recommendation.

Two Board of Director's terms expire at the end of this year. The position vacated by the passing of Bob Krischker is being left unfilled for the short balance of that term and needs to be filled. Also the term of Bob Marshall expires at the same time. Bob intends to seek reelection. Opportunity to run for these openings will be made clear via a mailing prior to the annual meeting. All homeowners are welcome to participate, however, representation on behalf of Bruce unit owners is especially sought in order to better balance the BOD make up.

Residents are reminded that over night parking in the streets is prohibited. This is not only a matter of esthetics, it is as per Fernleigh by laws in order to keep our streets clear to accommodate fire, ambulance, police and any other emergency vehicles. Cars parked on the streets over night will receive notices to park in drive ways or be subject to penalties.

The Fernleigh Annual Homeowners Association meeting will take place on Wednesday, December 9, 2009 at 7: 00 PM at the Phoenixville Country Club. A reminder mailing from Wentworth will take place.

### **Maintenance Updates**

Homeowners needing to make deck, driveway, etc repairs as a result of the recent A & L committee inspections are receiving "last call" notices. Failure to make these repairs will invoke the Association right to order repairs to be made with the homeowner receiving the billing for such work.

### **Other Items**

The next meeting will be held on October 28, 2009 at the home of Bob Marshall at 3:00pm.