

**FERNLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 27, 2010**

Present: Gene Hewitt, Ron Fish, Bob Marshall, Ann Megronigle, Lanny McLaughlin
Also Present: Uchechi Nwosu, Wentworth Group

The meeting was held at the home of Ron Fish. Gene Hewitt called the meeting to order. The minutes of the November meeting (held December 2nd) and the Homeowners Association Annual Meeting (held December 9th) previously were approved by email.

Election of 2010 BOD Officers

President	Gene Hewitt
Vice President	Ron Fish
Treasurer	Bob Marshall
Secretary	Ann Megronigle
Member at Large	Lanny McLaughlin

Architectural & Landscape Report

No A & L requests have been received.

Treasurer's Report

Our long-running operating fund deficit, which we have been decreasing gradually, has been eliminated. We now have a \$6000 carry-over surplus which will help in dealing with unforeseeable expenses in 2010. Our current reserve fund is over \$500,000.

Community Issues

A homeowner had a problem with excessive water pressure. We have exceedingly high pressure from Aqua PA in order to also accommodate Valley Forge Woods. We recommend that each homeowner check to make sure that the pressure reducing regulator on your water line is in good working condition.

A homeowner reported a critter of some kind above his ceiling. Any issue inside the home is the homeowner's responsibility. He was referred to an exterminator.

A homeowner inquired whether the red mailbox flags are being replaced by the HOA. While the Association is responsible for replacing the mailboxes when necessary, individual homeowners have been voluntarily replacing or painting their flags. New flags are available at Paoli Hardware for a small charge and are easy to install.

A homeowner requested that their driveway apron (the section of cement between the asphalt and the street) be replaced because of extensive crumbling. The A & L committee will create a list of recommended additional apron replacements for BOD review.

Reminders

Homeowners are reminded that every residence is provided with four parking spaces: two in the garage and two on the driveway immediately in front of the garage door. Parking on Fernleigh community streets and limited access driveways is under the jurisdiction of the HOA. Parking on Springview and Woodmere is under the jurisdiction of the township.

Homeowners with pets are reminded to be respectful of those who do not have pets. There is plenty of space in the community without allowing your pet to wander onto property that a homeowner is responsible for maintaining. If you are observed failing to pick up after your pet, you are liable for a \$100 fine, per Article 4A of the Rules and Regulations. Please inform any offending non-residents of Fernleigh that you observe breaking our rules.

Hazardous Waste Collection

Chester County has provided a schedule of dates and sites for household hazardous waste collection as well as an extensive list of accepted materials. This information is available on both the Fernleigh and Wentworth Connect websites.

Next Board Meeting

Wednesday, February 24th at the home of Bob Marshall.