

GRAYSDALE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING — APRIL 10, 2007

MINUTES

1. Overview of Upcoming Events

- Park Clean-up Day: April 21
This is a day when community volunteers help clean up Centre County parks like Graysdale Park. Typical tasks include mulching, trimming brush, and raking ball fields. This year's clean-up at Graysdale Park will begin at 8:30 a.m. on Saturday, April 21 - and we need YOU! Please notify Ann Taylor (anntaylor@psu.edu or 235-9690) if you can pitch in. Even if you can only help out for an hour, it will be greatly appreciated!

NOTE: A suggestion was made to include clean up of the area near the Scotia Road entrance, where trash is known to collect following windy weather. We will hope to accomplish this on April 21. If not enough volunteers show that day, we will schedule a separate "clean up" event for that area.

- Graysdale Neighborhood Garage Sale: Saturday, May 12th
Get ready for Spring cleaning! This annual event is simply a way to bring more "shoppers" to your own garage sale. The Homeowners Association will take out an ad in the Centre Daily Times on behalf of the entire neighborhood...then all you have to do is open your garage door and start selling...and plan how you'll use your earnings! The GHA Board would like to thank Leslie Mateer for taking on the coordination, again!, of this popular event!!
- Bulk Pick-up Day: Friday, May 18th
Conveniently scheduled for the week after the neighborhood garage sale, this is the date when our local trash collectors will take "oversized" items on our regularly scheduled trash pick up day during the week of May 14 to Friday, May 18, 2007. For more information, see http://cog.centreconnect.org/refuse/bulk_waste_collections.htm
- Graysdale Ice Cream Social, June 10th from 6:30 – 7:30 p.m.
Come celebrate summer! We'll meet at the small pavilion in the park, where the Homeowners Association will provide ice cream and toppings for all to enjoy!
- Graysdale Picnic, Sunday, August 26th, 5:00-7:00
As summer draws to a close, the Homeowners Association will host our annual potluck picnic. More info will be sent closer to the event. We need volunteers to help make this event a success! Please consider volunteering

to coordinate this event or to help out with set-up, clean-up, grilling, games, etc. Contact GHA Secretary Ann Taylor at anntaylor@psu.edu or 235-9690 if you can help.

2. Election of a New GHA President

Barry Bram's 2-year term as GHA President has come to an end. Unfortunately, there were no takers at our meeting. So, we are looking for someone to volunteer to serve as our President for the next two years. The tasks are not difficult and the job is not terribly time-consuming. The basic responsibilities are below:

- Coordinate meetings for the Association board quarterly
- Help to set the calendar for the Association's annual events (ice cream social, picnic, garage sale, annual meeting, others)
- Respond to neighbor complaints (6-10/year)
- Serve as liaison to Association attorney when necessary
- Represent the Association to the Township and other entities when necessary (Barry went to 3 meetings about Township Development and 3 meetings about the School Board swing district plan...there may not be a lot of meetings in the future)

Barry would be happy to answer any questions that you may have. You can e-mail or call him (861-4651). If you are interested in serving as President, please let Barry know as quickly as possible. Please consider serving our Association!

3. Budget Review

Christina Fetzer, GHA Treasurer, distributed a copy of the 2006 and 2007 GHA budget. The budget looks healthy, with no foreseen need to raise dues. The largest increase for the 2007 budget is the addition of a new line item for legal fees, as the Association has found we occasionally need to call upon the services of our lawyer, Allan Kirk, for matters such as changes to the by-laws. In addition, \$2250 has been included in the 2007 budget for anticipated work on the retention pond that is part of our common area. The retention pond needs occasional maintenance work to keep drainage clear.

4. Patton Township Update – Doug Erickson, Township Manager

- In May, traffic signals on North Atherton will be coordinated, thanks to the addition of new equipment. This will mean, however, that the wait for a green light on side streets, coming on to Atherton, will be a bit longer.
- Home Depot is coming! The area across from the new Lowes will be a Home Depot, as well as two yet-to-be-determined restaurants.

- A Texas Roadhouse restaurant will be going in where the old Philatelic Society building was, near the old Lowe's site.
- The Park Forest pool will be totally rebuilt, starting August 2008, with the hopes of reopening in August 2009. The new facility will feature a new pool with a lot of exciting "upgrades," as well as a new bathhouse.
- The Welch pool is scheduled to be redone, as well, beginning sometime in 2009. Plans have not been finalized.
- I-99 is said to open to Tyrone sometime later 2008 or early 2009
- Site work on the new Geisinger facility, near the interchange of Grays' Woods Blvd. and 322/I-99 will begin soon.
- The utility flags along Grays' Woods Blvd. were put in place at the request of PennDOT, as they are planning to install the wiring necessary to place an electronic traffic sign near the intersection of Meeks Rd. and Grays' Woods Blvd. The sign will alert motorists leaving our area to any hazardous road conditions that might exist on the highway.
- Doug reminded us that it is still in the planning to expand Grays' Woods Blvd. to 4 lanes with a bike lane, too, whenever traffic patterns warrant it. The expanded road would likely have a median in the middle near the park entrance, so pedestrians crossing the road would have a "stopping place." The traffic study that will be done as part of the Grays Woods master planning updates will help determine when the expansion might be needed.
- Beginning with winter 2007/08, the Township will plow the entire sidewalk from Doubletree Place through Graysdale Park and up to the elementary school.
- The homes across from the new Geisinger facility were rezoned to allow that land to be used for office, but not commercial store, use. No plans for that land have been submitted to date.
- Doug reported that there is NO intent to ever connect Grays' Woods Blvd. all the way through to 550. The Township would rather see 550 upgraded to handle the increased traffic due to land development.
- Piper-DuBois-Barnes tract: The Board of Supervisors has endorsed a developer's proposal to increase proposed density from 1 house per acre to 1.6 houses per acre (approximately the density of Graysdale and Marywood). Now the proposal will go to COG for approval of the increase sewer needs.

4. Discussion of proposed changes to the GHA By-Laws

The GHA Board shared a list of proposed changes to our by-laws for GHA consideration. Most of the changes simply reflect updating the by-laws to reflect current practice. The only "major" change being presented was with regard to a "Megan's Law" provision. While that issue raised a lot of concern with some GHA residents in the last year, those in attendance at our meeting people did not appear comfortable moving forward with the inclusion of the new restrictions in the by-laws. No firm conclusions were reached, however. The GHA Board is still waiting on additional advice

from our lawyer. If it is decided that a new provision is potentially desirable, the Board will call a special meeting and have a special vote.