

**Graysdale Homeowners Association
Annual Meeting – April 16, 2015**

Introductions

- Board Members present: Melissa Gundrum (Vice President), Steve Ryder (Treasurer), and Ann Taylor (Secretary). Bryan Walaschek (President) was unable to attend.
- 6 households represented

Any concerns for Doug Erickson, Township Manager?

1. Will the ditches in the park be fixed? (Were damaged when the telephone pole caught fire) - Yes: Doug and his staff will analyze the damage and work with the electric company to fix the various ruts and the damage to the park path closest to the homes (crumbling badly)
2. Fence around the retention pond - now broken, rusted, and partially rolled up: We believe it was going to come down: Doug will follow up with us
3. Sidewalk on Cherrywood has a huge dip in it (sewer problem?) - NOTE: per the covenants, side walks are the responsibility of the homeowner
4. Cul-de-sac in Phase 1 STILL on the Township's list for removal - Doug apologizes for the delay!
5. Drainage problem near where the utility block is near the entrance to Graysdale (behind Geisinger) - Doug will explore

Patton Township News - Doug Erickson, Township Manager

1. Barrel21 - new restaurant owned by (and in front of) Otto's, to open end of May
2. New indoor recreation site near the corner of Foxdale and Bernel roads is making progress
3. Old A&P site (to the left of Chick-fil-A on N. Atherton) is under discussion - possible new commercial site (restaurant/stores)
4. Ad hoc group of residents is working on the process of locating potential open spaces for Township purchase (per last fall's referendum)
5. Single family housing starts still way down (under 20 units per year) following the last economic downturn
6. Circleville bike path still planned - seeking final funding
7. Waddle Road bridge (over 322) - going to be about 100 feet wide...more lanes, bike path, etc.; hopefully this will be done in about 2 years. Existing bridge will still be operable during construction; Senator Corman brought \$12m of state funding to this project
8. N. Atherton construction - repairing storm drain system, replacing old steel gas line, new handicap ramps at intersections, and repaving; won't be done until September 2015
9. No plans yet for the location of the old trailer park across from the newer Sheetz on N. Atherton
10. Site of old nursery between Graysdale and the elementary school - site plans were approved last year, but it will be at least another year before the new owner will be doing anything

Budget Report

- Doing well financially
- Majority of the neighborhood was in favor of sending dues notices electronically
- This means that every household will need to have an email address on file
- There will be a small, locked dues box at the treasurer's house where folks can drop off payments if desired

- If we run into a situation where a homeowner doesn't have an email address, the Board will either hand deliver or surface mail to those individuals
- We will do a final postcard/letter of written notification to all households announcing this new procedure
- This will save a lot of time (folding/stamping 120 letters) and money from surface mailing
- How will late households and/or delinquent be notified? Electronic reminders will continue to be sent
- Reminder to households that they can use their bank's electronic bill pay service to pay their dues - we can explore other ways to pay electronically, but would need to pass along any fees (if any) to the homeowner who select those methods
- This year we will work on merging our financial database with our address database

Neighborhood Issues

- Several neighbors still having trouble with the mail delivery person not delivering mail, boxes not being delivered and/or tampered with; Also have reports of neighbors having mail stolen (particularly checks, credit cards, etc.) - NOTE: Anyone with problems must call the postal service directly (this cannot be addressed by our association); An additional suggestion is to get a mailbox that has a lock (if the fear is that mail is being stolen after being delivered); Another suggestion is to check with the Port Matilda PO - they may have a mail notification service that texts or emails you when "real mail" is coming (possible in State College, but not sure about Port Matilda)
- Could the "Lost?" sign go earlier in the neighborhood? Neighbor on Pinewood says she frequently (about once a month) has to clean up trash left in the street in front of her home from individuals who take the first right turn and stop there to figure out what they are doing
- Post lights - Need to make sure they are working; safety issue!

Upcoming Dates

- May 16th - Neighborhood-wide Yard Sale (the Saturday before bulk pick up)
- August 30 - Annual Neighborhood Picnic