

Graysdale Homeowners Association  
Annual Meeting – May 4, 2016

We had a record turnout of 18 residents!

Report from Doug Erickson - Patton Township Manager

- Taxes went up .6 mils to take on Open Space debt (to purchase OS). Thirteen (13) Township residents now serve on the Open Space Task Force, working to select property for the Township to purchase and protect. Last night was a public meeting to get community input on the top 5 properties identified (there were 90 originally reviewed!). They will be making a recommendation in early June to the Board of Supervisors.
- Township does a 5 year budget forecast
  - No tax increase anticipated in 2017, but probably 2-3% in following years
  - New business in town Best Line Equipment expansion
  - Barrel 21
  - Moe's
  - Village at Penn State - expanded skilled nursing wing
  - Old A&P site now in the works - QDoba, Panda Express, Great Clips salon, mattress store, and a vitamin store
  - Nittany Valley Sports Center on Bernel Road (indoor soccer, gymnastics, baseball training, etc. - being developed by a local gentleman
  - Sheets at Valley Vista going to be completely rebuilt in 2017
  - Single family housing starts in 2015 - 32 new homes ( least was 2014 - 18, most was 2004 - 111); trend is flat, with more multi-family housing starts like the one in Tofrees
- Township projects
  - Finished the Circleville Bike Path (grand opening celebration this summer). Question: Will there be a shoulder or path added on Scotia? Not planned - there were neighbors on the proposed routes opposed at a public hearing
  - Waddle Road interchange is going to be under construction for 1.5 years, with wider bridge and on ramps, and a dedicated sidewalk alongside the bridge. Scheduled completion date is October 2017
  - Question: Is there a sewer line going in between Scotia and Thorndale? Potentially - neighbors within 100 feet were recently invited to a public meeting. This is a Sewer Authority, not Township, project (but will require Township permits). Attached is a drawing showing the location of UAJA proposed sewer line: Questions related to right-of-way acquisition and compensation to property owners should be directed to UAJA. They may be contacted by phone at 814-238-5361 or through their website at <http://uaja.com/>
  - In 2017 there will be a lot of work will be done on Valley Vista, adding turn lanes at non-signalized intersections; Also looking at coordination of signals on Atherton again - adding new technology that is supposed to help align them
  - Township, along with Ferguson, has put a grant application in to add a bike path along Valley Vista
  - Bernel Road Park - Just added another 9 holes to the disc golf course there...very popular! Phase 2 of that park's master planned is now being re-examined to see what might go in there next based on current interest/need.
  - New park going in at the end of Grays Woods Blvd (past the elementary school) - will have a nature theme!

- Q&A
  - Question: Will there be spraying for mosquitos this year? They will be monitoring for the need to do so. The state does trapping and counts to look for things like West Nile or excessive quantities. Let the Township know if we see concerns and they will come out to test. Attached is a letter from Centre County regarding mosquitos and West Nile Virus control.
  - Question: Will the Circleville bike path be extended beyond Circleville Park all the way to Valley Vista or to fix/extend the shoulder there? No, no plans for that extension.
  - Question: Are there public plans we can see for the new church at the corner of Meeks and Grays Woods? No plans have been submitted yet to the Township. Update from Doug Erickson following our meeting:
    - Church lot owners: Lot at corner of GWB and Meeks – Grace Hills Church bought the lot on 2/29/2016. Their mailing address is a PO box in Port Matilda. Other lot – Grace Presbyterian Church bought the lot in 2008. Mailing address is 370 Airport Rd 16801.
  - Question: What about the old Scott’s nursery? They are waiting to see what happens with the UAJA sewer line project.
  - Question: What about the speed limit on Grays Woods Boulevard and a potential stop sign on Grays Woods at Meeks Lane? Doug will see about putting speed counters in place so they can assess the issue. They will also assess sight lines and trim if necessary. Doug will also get back to us with the number of accidents at that intersection.
- Additional Questions? Contact Doug with questions - [derickson@twp.patton.pa.us](mailto:derickson@twp.patton.pa.us) or 234-0271

#### Treasurer’s Report

- We have gone to electronic notification for dues - make sure we have your email address!
- Dues are due every December 15th regardless - \$50
- You can pay your dues with a check (mail or drop-off) or you can now pay with PayPal (there is a small fee)
- We are in the process of switching our GHA bank to PNC (they offer better services)
- Biggest revenue sources - Dues, Resale Certificates (\$10), and a small amount of interest earned
- Biggest expense is lawn care for our “common areas,” as well as our insurance policy for those common areas; electricity is for the entrance sign
- We aren’t making or losing money - all is good!
- Question: Do we have next year’s lawn care contract? Yes, we are on 3 year contracts that let’s us “freeze” the per-mow price

#### Graysdale Events

- Neighborhood yard sale soon!
- Picnic - August 28th (the Sunday before school begins). We will start at 5:30 this year. The HOA provides the main dish (pulled pork, chicken, and mac & cheese) and residents bring a side dish or dessert to share

#### Concerns

- Kids are moving the picnic tables so they can climb up on the main pavilion roof (UPDATE: This has been reported to the Patton Township Parks Manager and Centre Region Parks and Rec - they are considering bolting down the tables)

- Dark colored GT seen “screaming” from one end of Doubletree Place to the other - we have the license plate number. If this is seen again, contact a board member so it can be reported to the police
- Remind neighbors to keep their post lights lit! Makes our neighborhood safer and it is in our covenants that we will have a post light and maintain it. Considering switching to LED lights.