

On May 30, 2017 at 9:52 AM Ann Taylor <anntaylor@PSU.EDU> wrote:

Graysdale neighbors,

Below you will find our notes from the May 23rd HOA annual meeting. Our thanks, once again, to Doug Erickson for joining us!!

-Annie Taylor

Graysdale HOA Secretary

Introductions

Patton Township Report - Doug Erickson, Township Manager

Updates

- Township is financially sound - no real estate tax increases anticipated in the next 5 years
- Not a lot of development going on
 - - 27 new single family housing starts (pretty low - 10 years ago, we were at about 100)
 - New businesses
 - - Sheetz on Valley Vista
 - Sheetz near Cracker Barrel on Colonnade Blvd - open in August (beer/wine)
 - Nittany Valley Sports Center - indoor facility on Bernel Road
 - Personal Care Home near Bernel, too
 - Farm Cafe on Fillmore Road (Songer's old farm) - 6,000-7,000 sq. ft. green house, PA-sourced food, will be a seasonal operation (closed in the winters), probably a year away from opening
 - More student housing in Toftrees area (August 2018 opening)
 - Waddle Road interchange - all lanes open in mid-summer (there will still be a little more work being done after that)
 - Valley Vista Drive
 - - Left turn lanes at all un-signalized intersections - Devonshire, Oakley, Amblewood, etc. (Bachman is in Ferguson - will also be done by them); there are already signs in place warning drivers
 - Bike-way going on on Valley Vista: Movie theater to the existing bike path past Circleville
 - West Penn Power will be changing street lights to LED

- Shipping containers near Target are simply related to their renovations - nothing planned next to Target (no Costco, despite rumors!)
- Dance/fitness/yoga studio is going in where the house recently sold across from Geisinger
- Doug urges us to vote in November - 3 Board of Supervisors openings

Questions

- Why isn't there a light at White Birch, across from park entrance? Was not part of the original master plan - some wanted less night light
- What should we do if we see people in the park after dark? Call 911
- Are there plans to extend the bike path down Grayswoods Blvd. (from the elementary school)? Not in the foreseeable future
- Will residents along Thorndale have their yards torn up as UAJA does new water lines? Call UAJA for all information (Township is just the permitting authority) - earliest they'll go to construction is 2019
- Could there be a 4 way stop sign at Meeks Lane/Graysdale? No plans, but Doug will look at the crash history again - there are many rules governing signage, and crash history is one of them; Doug will also look into other solutions, like solar powered flashers
- A lot of concern was voiced to Doug about speeding vehicles passing through Graysdale - Township can rotate through the "Your Speed" sign again; Doug will also ask for more frequent policing; Can put out traffic counters to get a better sense of speed and numbers of vehicles; can look at speed humps ("traffic calming" - Doug will get info to me)
- What happens when a HOA is disbanded? Who carries out the HOA's former responsibilities? If there isn't a body responsible, then the Township would take care of those things and assess the residents of the neighborhood annually. Would also mean that there would be no one to enforce current covenants.
- What is the gas company doing right now - lots of markings and signs (particularly on Pinewood)? Doug will investigate and get back to us.
- Voting machine here at the church was down last two times one of our residents voted - Doug says Centre County Government runs the elections and should be contacted with that concern (contact either Joyce McKinley or one of the commissioners).
- There are multiple sink holes in path (where it dips) behind my house

Replacing tree on Ashwood

- Tree is diseased, as confirmed by an arborist that Doug had brought in
- Doesn't have to be replaced - Township is willing to replace it (and get it established) if the HOA is willing to be responsible for future care and/or removal (treatment for disease or removal due to disease or old age; trimming)
- Bryan feels we should put together a MOU and do it - Doug will draft one

Treasurer's Report

- (include a copy of Steve's report to share electronically)
- Lawn care was much lower in 2016, due to dry weather
- Switched banks - now able to deposit checks electronically
- "Reimbursement" line item is things like the annual garage sale, neighborhood picnic, etc.

Communications

- Reminder - All communication with the GHA, including dues notifications, are now electronic (and dues can be paid via PayPal)
- We are on the "Next Door" app (also a website, so no smart phone needed)
- We have a FaceBook site

Upcoming Events

- Summer picnic - Sunday, August 27th @ 6:00
- Fall yard sale - Only if someone volunteers to lead the effort