

**Subject:** Minutes from the Graysdale HOA Annual Meeting, May 7, 2018  
**From:** Ann Taylor <atb3@psu.edu>  
**Date:** 5/18/18, 10:50 AM  
**To:** GHA <L-GHA@LISTS.PSU.EDU>

Hello neighbors!

Below are the minutes from our recent annual HOA meeting. Please read carefully, as there are some important reminders and also upcoming dates!

–Annie Taylor  
Secretary, Graysdale HOA  
101 Doubletree Place

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### **Graysdale HOA Annual Meeting – May 7, 2018**

Introductions – 12 residents were in attendance

Reminders:

- We are required to keep our front post lights working – Please put a fresh bulb in if needed!
- Our HOA conducts business electronically now – Please make sure the secretary has your most recent email address
- Many have witnessed folks ignoring neighborhood stop signs. Please STOP at stop signs within our development!

Discussion items:

- Park path – residents noted that it is in need of repair in some locations; Annie will ask the Township to take a look
- Bushes at the entrance sign have grown taller than the Graysdale entrance sign – Steve Ryder will look into having Ecolawn trim them back
- Concern over homes that do not seem to be adhering to HOA guidelines on shed siding – Bryan Walaschek will look into this; May be "in progress" if the house siding color is going to be changed?
- Cul-de-sac tree on Ashwood – Nothing has been down about the tree on Ashwood yet; Annie Taylor will follow-up with Township Manager Doug Erickson

Treasurer's Report

- 99% dues payments in 2017!
- Lawn care – increased dramatically from 2016 because 2016 was a very dry year; we pay only for actual mows
- "Reimbursement" category is used for things like the annual picnic, postage, ad for yard sale, etc.
- 2016 was a "weird" year, before we changed banks, making it hard to compare 2016 with 2017 and 2018

- Insurance is ~\$40/month (an umbrella policy that protects the GHA)
- Website hosting expense was questioned – The board will see if there is an a reduced price for hosting–only since the site no longer requires other services from the supplier

### Upcoming Dates

- Annual picnic at Graysdale Park – August 26th
- Fall yard sale with Sawmill?

Questions for Doug Erickson (these were sent to him via email after the meeting – his responses are noted with each)

- When does construction start on the new church? Will it impact traffic flow?  
"The church has not taken out any permits yet on starting their building. Obviously the church will generate new trips on Grays Woods Boulevard, but most should be on Sundays."
- Lights still seem unsynchronized on Atherton – Will that be looked at?  
"There are no plans currently to make any more changes to the signals on Atherton Street. It is what it is at this point."
- Sewer pipe going in on Scotia?  
"UAJA still plans to relocate the sewer lines serving Gays Woods, put the work has been delayed and is not expected to begin before 2020. I will check with UAJA next spring for any updates on the project."
- Update on Valley Vista bike path?  
"The Valley Vista Bike Path construction will begin in 2019. The Left Turn Lane construction on Valley Vista will start in late June."
- What's new in Patton Township or "coming soon"?  
"Old Denny's restaurant to be demolished and replaced with a Chipotle and Sleep Number store. New seafood restaurant into old Eat 'n Park building. The Board of Supervisors is working on a redevelopment plan for the old Penn State Mobile Home park with developers for a mixed use (apartments over retail) development. Student housing construction is on-going along Toftrees Avenue."
- Update on Grayswood Park?  
"Construction on Phase 1 of the Gray's Woods Park will begin this summer."
- Is there still going to be a town center in Grayswoods? Current building plans?  
"An area for a small "town center" in Gray's Woods is still part of the plans. No estimate on when it might be constructed. Plans can be seen by contacting the Public Works Department here at the township."
- Will there be any external improvements coming to the new building? Signs for the businesses?  
NOTE: Since the time of our meeting, two businesses have added signs on the building.
- Any plans for the area near Cracker Barrel and Kohl's?  
"A plan was recently approved to add a restaurant, a retail strip and a large medical clinic to the area near Cracker Barrel and Kohl's."

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Ann H. Taylor, Ph.D.

Assistant Dean for Distance Learning and Director, [Dutton e-Education Institute](#)

Secretary, University Faculty Senate

College of Earth and Mineral Sciences · Penn State · 814.863.9070 · [my calendar](#) ·

[atb3@psu.edu](mailto:atb3@psu.edu)

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