

Subject: Notes from our April 2021 Annual HOA Meeting

Date: Monday, April 12, 2021 at 11:55:07 AM Eastern Daylight Time

From: Graysdale Homeowners Association on behalf of Taylor, Ann Hamilton

To: L-GHA@LISTS.PSU.EDU

Hello neighbors!

Many thanks to those who were able to join us last Tuesday for our annual HOA meeting. As usual, we all loved hearing about Patton Township happenings from Doug Erickson, Township Manager, and learning the latest from our HOA board. My notes are below for those who weren't able to make it...

-Annie Taylor
GHA Secretary
101 Doubletree Place

Graysdale HOA Annual Meeting – April 6, 2021

Introductory Business (Bryan Walaschek)

- Introduction of the Board
- Anyone want to become a Board member? Any of us could step aside - just let us know!

Doug Erickson - Township Update

- 3 Board of Supervisor positions will be on the ballot this fall (3 people running)
- New Taco Bell on N. Atherton has opened
- Fed Ex opened on N. Atherton
- Xfinity opened on N. Atherton
- Grace Hills church on Graysdale Blvd. opened
- Business expansions
 - Nittany Valley Sports Center on Bernel Road
 - Sheetz at Collanade put in Tesla chargers
 - Refarm Cafe now has a liquor license (transferred from Spats)
 - Wynwood House on Bernel Road Nursing facility added more beds
- Coming
 - Aldi on N. Atherton (new development)
 - PCBI Allen is putting a new building on Bernel Road
 - Dr. Cat Radkey will be establishing an equine hospital - full service, surgery center
- Under review
 - Penn Highlands wants to build a micro hospital at the old Lowes location (behind Cracker Barrel) - close to approval; 18 beds, ER, small surgery suite; in patient and outpatient surgeries; approx. 100 new jobs
- Single family home starts:
 - 2006-07 - adding about 120 new homes a year
 - 2008-09-10 - new starts plummeted to about 10/year
 - 2020 - 40 new SFH, 6 duplexes, and 19 townhomes
- Completed projects
 - New bike path on Valley Vista Drive - joint project with Ferguson Township - few minor

- things still on the punch list, but able to be used!
 - New flashers near Little Lion Drive on Valley Vista for safer crossing
 - Open Space - We were gifted 30+ acres from the Majorie Seward estate, near top of Sky Top (old 322) - will be available for hiking enjoyment
- New work
 - Working on Bernel/Fox Hill intersection - work should be complete by mid-summer
 - Additional roadwork to be done near the new Aldi, especially the intersection of Woodycrest and N. Atherton
- COVID impacts on the Township
 - Saw a small decrease in earned income taxes and gas taxes
 - Will get some funding from the American Rescue Fund - will work with Board of Supervisors on how to best invest that money into the Township
- Questions
 - New development proposed near dance studio - turning the house into a back-office operation for Jersey Mikes
 - Property next to dentist will be a personal care home with 40 beds (approved last year)
 - Where Kissel was has been asked to be rezoned to commercial (now industrial)
 - Lohr's Garage on N. Atherton (near entrance to Trader Joe's) - sold and will be expanded a bit to become retail
 - ARC office also sold in the last two months; no development plans submitted yet
 - Will Valley Vista bicycle path ever connect to the one on Gray's Woods Blvd? Still looking at it...homeowners would need to provide right of way and no one was very interested at the time - going to seek the help of an engineering firm to see if any new options could be designed
 - "Traffic Calming" - designed to keep people from speeding; The strategy on Circleville road as it approaches Valley Vista hasn't been successful (the lines, which get closer and closer, are supposed to give you the sensation that you are speeding up so you'll slow down)
 - Chik-fil-A traffic problem on N. Atherton
 - Known problem - police issue citations; the business and corporate office have been helpful partners
 - Chik-fil-A has shared plans with the Township to add a second drive-through lane
- Further questions for Doug?
 - Doug Erickson, Patton Township Manager
 - 814-234-0271
 - patton@twp.patton.pa.us

Treasurer's Report - Steve Ryder

- Always trying to save the HOA money by doing things like renegotiating our lawn care contract
- 100% of our homeowners paid their dues in 2020! Thank you, everyone!!!!
- We have almost \$12k in our account, so we can afford to continue to do things like our ice cream social, neighborhood yard sale, and annual picnic (all of which we did not hold in 2020, so we didn't have those expenses)

Vice President's Report - Melissa Gundrum

- Annual yard sale: The HOA advertises, puts up banners, etc. Annie will email the neighborhood to see how many are interested in having one on May 8th (Monday, May 10th is Bulk Pick-up day)
- We will gauge how things are going later this summer before making decisions on the ice cream social and annual picnic

