

Annual Graysdale HOA Meeting 4/26/22 @ 7:00pm

1. Township news and happenings, followed by a Q&A

Doug Erickson was unavailable and instead we heard from Township Engineer Alexandra Castrechini and Police Chief Tyler Jolley.

Alexandra Castrechini

1. Reorganization of Public Works Department back in December – Ken Soder is the director of PW Operations; Alex is the Township Engineer/Director of Engineering Planning and Zoning. Nicole Harter is now the Zoning Officer. Valerie Good is the PW Administrative Assistant.
2. Sophie Weston was hired in Aug 21 as the new communications specialist. She is working on migrating the Township website to a new platform and she does their Facebook, Instagram and Nextdoor feeds.
3. Former Lohr's Garage on North Atherton Street – Land Development Plan will be presented at the June Planning Commission Meeting – to become J&C Market selling Asian Food. Making an addition to the existing structure.
4. Toftrees West/Mount Nittany Medical Facility – Board Approved on 3/23/22. Do not have a construction start date. 126,000 sf gross floor area 636 parking spaces, new 10' shared use path around the town center and a 5' sidewalk. Discussion of beneficial re-use line in this development.
5. Chick-Fil-A – Board Approved on 3/23/22. Includes new dual lane drive-through and addition to kitchen. They are working on issues with SCBWA and our plan changes. Patton Township does not have a final plan yet. Work projected to be completed before students come back.
6. Aldi on North Atherton was completed in March 2021, there is a temporary pole in place. The developer is working on the design for replacement of that temporary pole.
7. Geisinger submitted a plan for an addition; it was incomplete and is back in the developer team's hands.
8. Plan was submitted to relocate Scotia Range Road; it was incomplete and is back in the developer team's hands.
9. Housing starts in 2021 – 75 new single-family homes – many in Grays Pointe
10. Replaced damaged pole at Toftrees Ave and Fox Hollow in November, also added a base mounted cabinet
11. Scotia Road from Meeks Lane to Marysville Lane was completed last fall, the road was completely rebuilt with FDR.
12. Upper Julian Pike – did a pipe replacement and added necessary guiderail
13. Rose Drive – did a pipe replacement project

14. Alex got a County LFT grant to do work on Purdue Mountain Road; she has the guiderail out to bid right now on PennBid.
15. Working on getting the signal pole replaced on North Atherton Street and First National Bank right now. This pole was struck by a truck last year. The driver was not seriously injured. But the pole and cabinet were no longer usable. A wooden temporary pole was installed until they can get the permanent solution in place.
16. Scotia Road connector project, public engagement meeting was held on 4/20 to gather input on preferred alternatives. Fill out the survey at the link: <https://forms.gle/MpqMxxGkQGt3KGhd9>
17. Intersection at Bernel Road and Fox Hill Road is complete
18. Penn Highlands – Board approval July 2021 – permits have been issued for demolition and for footers and foundations.
19. Vytal Options Medical Marijuana Dispensary has applied for interior renovations to their new location at 1653 North Atherton Street.

Chief Jolley

- Some of the info on our GHA website related to the police department is out of date – Chief Jolley will send us updates
- They are happy to come out if we let them know about a particular speeding issue in our neighborhood (e.g., certain vehicle seen speeding, certain time of day we notice issues)
- FYI – Per enforcement code, they can't give a ticket for speeds under 55 unless it is at least 10 MPH over
- They obtained a new license plate reader for one of their vehicles that can help locate stolen vehicles, Amber or Silver Alerts, etc. – it can read over 400 license plates in 20 minutes!
- Planning to bring back a canine program – a single purpose dog (narcotics plus search and rescue); can take it into the schools for community events, too
- All officers wear body cameras since 2017 – complete buy-in from the officers and ensures transparency
- What should we be concerned about in our neighborhood?
 - They arrested the individual who was responsible for some thefts in our neighborhood a few months ago
 - Still strongly recommend locking car doors/windows, houses, too, just to be safe
 - **"If you see something, say something" – call 911 or the 1-800-478-0050 (non-emergency)**
- Question – Can the Township look into something like speed humps in our likely speeding areas (like the Cherrywood/Grayswoods intersection)? Answer – Alex says they can look into that

2. Financials update – Steve Ryder (GHA Treasurer)

Current Balance as of:	4/19/22	\$	16,220.03		
2022 Dues Collected:	100.0%	\$	6,175.00		
Payee	(All)				
Values					
Year	Category	Total Withdrawals	Total Deposits	Net Transactions	
2021		\$4,727.12	\$4,065.00	(\$662.12)	
	Power	\$123.12		(\$123.12)	
	Website	\$135.00		(\$135.00)	
	Insurance	\$509.00		(\$509.00)	
	Lawn Care	\$3,960.00		(\$3,960.00)	
	Resale Certificate		\$40.00	\$40.00	
	Dues		\$4,025.00	\$4,025.00	
2022		\$1,521.82	\$6,183.38	\$4,661.56	
	Power	\$32.18		(\$32.18)	
	Insurance	\$169.64		(\$169.64)	
	Lawn Care	\$1,320.00		(\$1,320.00)	
	Dues		\$6,183.38	\$6,183.38	
Grand Total		\$6,248.94	\$10,248.38	\$3,999.44	

3. Neighborhood happenings

- Graysdale Retention Basin Repairs (basin near the Church)
 - Bryan met with Dave Frantz (GOH) and Doug Erickson (Twp Manager) to discuss the inspection report produced by Mike Philippe (Centre County Resource Conservation Coordinator).
 - The pond is deeded to Dan Hawbaker, so he's responsible for all maintenance, repairs, liability according to Doug E. They are still working with Mr. Hawbaker, who is drafting an agreement – would mean he'd do the current repairs, but then he'd like to deed it over to the GHA for future maintenance.
 - Question – What might the future costs be? Are there any potential environmental concerns we should be aware of? We will need to consult with a lawyer at that time to make sure we are fully aware of any ramifications. Bryan felt the current repairs needed aren't major, so it doesn't seem like it will be a huge expense, but they will certainly keep an eye on it!
 - Question – Why would we want this deeded to us? Answer – it is in our covenants that we are supposed to be responsible for this – it is only because it was missed during the initial GOH transfer to our HOA that this particular basin slipped through the cracks
- Dues increase approved by the GHA Board. Dues for next year will be \$75 per household.
 - This will help with anticipated rises in insurance and lawn maintenance costs, legal expenses for things like the deeding of the retention pond referenced above, etc.

- Dues will be reduced again if the account grows to a size that warrants it (that has been done before)
- Discuss dates for the annual garage sale and picnic
 - Spring garage sale is typically the weekend before bulk pick up, which mean **Saturday, May 7** this year (Sawmill, Brynwood, and Marywood typically participate, too); Lynn Ammon will put out the signage and Melissa Gundrum will take out ads and post to social media
 - Picnic – We discussed timing and options; Annie Taylor will send out a couple dates for a neighborhood vote
- Swale Maintenance
 - Bonnie Benjamin (104 Thorndale) has reported that the swale portion on her land is now completely full and water is no longer flowing in a channel. Because the swale easement is part of the HOA's responsibility, she's asking that consideration be given to a review of the issue and potential work to repair the swale to correctly direct water to the retaining pond in the park.
 - From our bylaws:

*The primary purpose of this Homeowner's Association is to receive and maintain a fund or funds of real or personal property, or both, and subject to the restrictions and limitations herein-after set forth, to use and apply the whole or any part of the income therefrom and the principal thereof exclusively for the preservation of common facilities in Graysdale Subdivision designed for storm water management or directional information, including detention basin, **storm water easements**, entryway, including lighting directional signs, entry structures and fencing, such that it shall be an organization not organized for profit but operating exclusively for the promotion of social welfare in accordance with Internal Revenue Code Section 501 (c) (3)*

and

*9.0.1 The Graysdale Homeowners Association shall have responsibility for, but not limited to, the following matters. 1. **Maintenance of the detention basin, drainage easements** or other drainage structures outside the street right-of-ways as shown on the Final Subdivision Plan for Graysdale Replot and Phase I, Phase II, and Phase III Subdivisions, including maintenance of pipes and outlet structures.*

- We will be forming a "swale maintenance committee" to get advice from Township Engineers and obtain competitive bids to address the issue
 - Annie Taylor will send a solicitation out to the GHA to ask for volunteers
- UAJA sewer line work status?
 - We can get the latest info about the UAJA sewer line when the new committee meets with the Township representatives