

# Beckenham Homeowners Association

Property Management & Misc. Minutes

10/23/06

[www.beckenhamhoa.org](http://www.beckenhamhoa.org)  
[request@beckenhamhoa.org](mailto:request@beckenhamhoa.org)

Steve called the meeting to order and introduced himself and had the board members introduce themselves. He explained how the board came about and how the board determined positions and terms. He opened up then for general discussion and questions.

A sign-in sheet was passed out; 18 homeowner(s) attended the meeting.

A social committee sign-up sheet was passed out and the following people have so far volunteered:

Beth Smith([trev8126@gmail.com](mailto:trev8126@gmail.com))

Raman Mace ([mickie643@yahoo.com](mailto:mickie643@yahoo.com))

Jessica Potter ([jjpotter802@yahoo.com](mailto:jjpotter802@yahoo.com))

Brandi Jennings ([brandee@hotmail.com](mailto:brandee@hotmail.com))

Becky Schenck ([booknow58@yahoo.com](mailto:booknow58@yahoo.com))

People were reminded that they are approval requests that must be completed when doing anything on the exterior of their home. The board is trying to be consistent with the township guidelines and the HOA documents.

The common area is not intended to be a dumping area. People are not cleaning after their pets while in the common area but taking the rocks from their yard and dumping it into the common area making it difficult to maintain. This will cause an increase in mowing.

Jennifer Gibson secured a lawn contractor to mow the entire community for \$225,000 per occurrence. They will mow all the common area on a bi-weekly basis.

It was suggested that when they mow next year that trimming should also be done.

Keystone agreed to offer \$2580.00 for a tot lot in the community. They would give the money to the association. The board felt that an adequate park for the size of the community should cost approximately \$20,000.00. The homeowners need to make decisions on how they are going to address this.

A homeowner stated if a park was really needed. There is park close by and to keep the fees at a minimal is it necessary to have one? A survey has been distributed to all the homeowners to see if everyone wants a community playground/park or not.

The board also discussed the audit and all the prices they had received thus far. Currently Sarina does the monthly operating reports and the treasurer looks over the monthly detail. This being said the accountant feels that this it is adequate to do a tax return instead of an audit. The board has received several different prices for audits and there has not been anything under \$1000.00 per audit. In order to make a change in the declaration it would take a 67% vote in favor of not having an audit done. There are other methods of doing a check balance which is either a compilation or an audit. Due to the cost this past year, the board had a tax return done only.

It was asked that Sarina from PPI should provide an audit. The board explained that it needed to be done by a third party.

The budget was presented. Sarina provided two budgets. One without an increase which would show a negative cash flow at the end of the year. Budget number 2 had a \$20.00 per quarter increase to keep things the way they currently are. The community will have to determine what direction they go and whether a management company is feasible for them. She then excused herself so that the meeting could continue to discuss matters that the homeowners did not want the management company present for. A new compromised budget was agreed by the board to increase the dues only \$10 a quarter to try and prevent the HOA from going into debt in 2007.

Several homeowners were concerned about the retention ponds full of water that do not have any fence around them. Someone from the board will contact Keystone & Manchester Township about

installing/repairing temporary fencing around all retention ponds/areas.

Some homeowners were concerned about poison ivy between Church Rd and the back of Lot 23. The board will investigate this.

A homeowner stated area behind Lot 16 is not being mowed. The new mowers contracted for 2007 have been thoroughly shown all the areas to be mowed.

Another homeowner suggested an accountant that will do a complete audit for \$500. Once the board receives this information, they will investigate.

A couple homeowners requested for a survey to be distributed to all homeowners asking if they would or would not like to have storage sheds permitted in Beckenham. The survey has been created and distributed. Please return them to one of the three board members by 11/15/06.

A homeowner questioned how officer elections will be held. Steve explained they will be mailed as before, unless everyone agreed to use email or the website to save on postage.

A homeowner questioned how the board during their private meeting held 5/4/06 could change the bylaws to require approval for planting more than 5 trees or any flower beds or gardens more than 10 feet away from their house, without first receiving 67% of the homeowners' vote approval? Steve explained that the board did not change any bylaws, but made an exception to give homeowners more freedom for landscaping and hardscaping without needing prior board approval as the laws current state.

Another homeowner questioned how the emergency route of pavers is being maintained. Steve explained how the mowers right now cut the weeds growing in between the pavers. He also explained how the board tried to get Keystone to install stone dust between the pavers for a more pleasant appearance, but Keystone refused to do so. The homeowner then asked if they could remove the plastic pipe laying in the middle of the path? The board unanimously approved for them to discard of it.

A concerned homeowner informed the rest of the homeowners of a class action lawsuit against the manufacturer of the natural gas hose used in all of our homes. More information can be found at [www.csstsettlement.com](http://www.csstsettlement.com). *The Beckenham HOA board can not confirm the validity of the lawsuit claim, provide any legal advice or be affiliated in anyway with the filing of settlement vouchers or opt-out requests in the lawsuit. Homeowners may wish to file, opt-out or do nothing at their own will.*

*David and Sandy Percy* offered the HOA use of their basement for future HOA meetings to save homeowners the cost of renting the Township Building. Then generosity is greatly appreciated.

It was suggested by several homeowners to hold HOA meetings bi-yearly. The board unanimously approved.

Another homeowner volunteered their spouse's time and expertise with the Beckenham website. The board is open to website suggestions and will contact them if needed.

Property Professionals Complaints, Comments, Questions

Does the HOA receive a greater discount on mowing & insurance by using Property Professionals?

This is being investigated by the board.

One homeowner stated it took too long (2 weeks) to get their architectural request approved.

This is being investigated by the board.

Is there a conflict of interest between Keystone & Property Professionals, since most Keystone Developments seem to have Property Professionals as their management company?

This is being investigated by the board.

One homeowner stated they know some people at other Keystone developments including Waterford and ChattemCreek that have similar problems/complaints with Property Professionals.

This is being investigated by the board.