

## VILLAS AT FIVE PONDS BOARD MEETING

March 22, 2022

9:30am/AW and MN on Zoom

**PRESENT:** Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Paul Luff (PL), Tina Talansky (TTa), Amy Wert (AW), Merle Neulight (Scribe)

**RR:** Opened meeting at 9:32am

### I: PRIOR MINUTES

- A. **JM: MOTION:** Approve the minutes from February 22, 2022 as presented. **MS: 2<sup>nd</sup>.** All approved 5-0.

### II: FINANCIAL REVIEW

#### A. Delinquency Report

- a. **AW:** XXX Clubhouse Ln.-\$10.
- b. **AW:** XX Fairway Dr. – Paid the \$10 assessment.
- c. **AW:** XXX Fairway Dr. – Total \$160-\$100 plus late fee of \$60 (\$15 X 4).
- d. **AW:** XX Villa Dr.-\$555-Total-\$285 plus \$270 assessment.
- e. **AW:** XXX Villa Dr.-Paid.
- f. **AW:**XXX Villa Dr. - Late fee waived.

#### B. Treasurer's Report

- a. **MS:** Three Money Markets are under the \$250K Federal threshold.
- b. **MS:** R28102-Meridian due 9/22/2022 and R28104-Penn Community due 12/22/2022. There is an option for a one-time bump. They are respectively 0.55 and 0.65 percent. Hopefully interest rates will rise enough to warrant the bump. Decision on hold for now.
- c. **MS:** Contributed Capital totaled \$7,109.64t including two resales.
- d. **MS:** Reserve account transfer for the month is \$23,030.54
- e. **MS:** Received from the Men's Club \$3,934.33.
- f. **MS:** The three contracts-Snow, Management, and Trash: TT decreased the inches increments for snow removal which is favorable to a new contract. Also, there is a 25% increase in current contract cost, but down from the 30% increase that TT originally requested. The Snow contract will end the same time as the Landscape contract ends in two years. Trash contract still not settled because the company is waiting for the stable gas prices before committing to a contract. Continental Property Management (CPM) contract is not set either.
- g. **JM to AW:** Are there any other companies that provide local snow amount totals we can subscribe to besides Weatherworks? We do need to add a common inch measurement company in the contract language so there is no disagreement.

- h. **MS:** Waiting for the draft of the financial statements from Lorraine (CPA).
- i. **MS:** By the next meeting we should have Brian (CPM Accountant) doing a report on all of the roofs. Taking each quad home from the beginning, how much has each home individually contributed for the roofs since the beginning?
- j. **MS:** Various accounts were reviewed in detail and all the billing was appropriate, approved and properly recorded such as Office supplies, Minute Man for the additional Coupon Books, Pool Supplies, Geese/Wildlife, Swan and dog placements, and repairs from AM Mechanical.

### III: LANDSCAPE

#### A. Grounds Maintenance Schedule

- a. **PL:** The Spring Clean-up is half way done with mulching and fertilizing. Hopefully it will be finished by 3/31/2022.
- b. **PL:** Granular fertilization and pre-emergent crabgrass by 3/31/2022.
- c. **PL:** Shrub-dormant (3/10 to 4/10).
- d. **MS:** The first geese remediation spray has been done at the end of the pond and I have not seen geese droppings on our walking path since then.
- e. **PL:** The basin should be included in TT's contract for the geese contract work.

### IV: EXTERIOR CHANGE REQUESTS FOR APPROVAL

A.**PL:** XX Villa Dr.-Request for all the windows changed to Anderson windows. The Architectural Request looked correct, plus it stated that the exterior would look the same as it does now. We are waiting the review from the Architectural Committee.

### V. MAINTENANCE SCHEDULE

- A. **MS:** Still speaking with Hayden at TT regarding the Post and Rails replacements.
- B. **PL:** We will do only a certain amount of replacement trees per year according to our budget. It will be the resident's responsibility if the resident wants a tree replacement sooner than the Association schedule. They can submit an Architectural Request to do it on their own.
- C. **MS:** We will turn the pond water back on at the end of the month, outside temperature permitting.

### VI: OPEN ITEMS

- A. **AW:** The Snow Contract ends May, 2024 with Clayton's (TT) approval.
- B. **PL:** Lower the projection screen. **JM:** Completed, plus when Jack is here to do the pond, he will check the insulation on the condensers outside the Clubhouse.
- C. **AW:** Spring Inspection- I will send it in a three part report summarizing each section.

D. **JM:** There are 15 driveway walls. One was repaired.

E. **PL:** XX Villa Dr.-The wall looked as though it had been banged into.

F. **AW:** Some of the homes (70 total) need to be power washed as there is mold on them. An email should be sent to the residents.

G. **JM:** Some sewer grate curbs and boxes are deteriorating per the inspection.

H. **AW:** Which would you want me to send work orders on? There are 70 homes that need power washes. Homeowners are responsible for the appearance of the exterior of their homes.

a. **PL:** Should send a courtesy notice identifying the mold on the home and suggesting the power washing to those homes in need of this citing the rule.

B. **AW:** The paint on the trim above the porches is beginning to look bad. Seven years is too long to wait for painting. It is not just the peeling, but the wood can rot if not taken care of. Damaged wood is the home-owners responsibility. Our job is just to sand and paint. Tabled for now.

C. **CAT-Pool Chemical Controllers**

a. **JM:** We have three CAT's. When it goes out of "Spec" it means there is a chemical issue in the pool. There is a red light that will show and then beep. If we spend \$6K on a replacement Wi-Fi capable unit, the CAT will be registered with a phone number of a Board member who will be called.

b. **PL:** What is the cause of the "Spec" changing? Discussion regarding causes, most of which are not related to the CAT machine specific.

i. **JM: MOTION:** Cancel the contract for the inside CAT. **PL:** 2<sup>nd</sup> 5-0. All approved. **AW: ACTION:** Will contact Berardelli.

D. **Pool Renovation**

i. **AW:** Will be obtaining a quote from Emilio. **JM:** We should have the indoor pool done first while the outdoor pool is open.

1. **TTa:** We should do it as soon as possible for the indoor pool and then the outdoor pool while it is closed.

ii. **JM:** Monitoring fee is \$220 for each of the three CATs is no longer being charged, even though it is in the contract because it doesn't work.

1. **PL to AW:** Please send the quotes when you receive them.

a. **AW: ACTION:** Will do when I receive them today.

VII: **VISITOR-CRAIG CLAYCOMB (CC) Animal Control Officer (ACO)**

A. **CC:** Has been ACO for the past 18 years.

B. **RR to CC:** Is feeding permitted for wild animals such as deer, fox, etc.?

a. **CC:** In Warminster Township, absolutely no feeding of wild animals permitted.

C. **JM:** In Warminster Township I have seen a flyer stating "DO NOT FEED" fox, deer, etc. in parks. Is this ordinance only for parks?

- a. **CC:** Foxes are afraid of moving items such as pinwheels.
- b. **MS:** I will purchase some pinwheels for around the pond because the fox are afraid of the movement
- D. **CC:** Left the Board meeting.
- E. **JM: MOTION:** No feeding of any type of wild non-domesticated animals by residents or guests on any of Villas at Five Ponds property except approved bird feeders, koi in the pond, pets, etc.  
**MS: 2<sup>nd</sup>** All approved 5-0.

#### **VIII: VISITOR-BERNIE HOFFMAN (BH)**

##### **A. Current Vaccinated statistics as of 3-15-2022 from BH:**

- a. These are the statistics from the Committee as of March 15, 2022 that I read to the Board at your March 22 meeting.
- b. We have information from 268 units. (95.7%)
- c. 463 people have signed waivers. (Approx. 96.6%)
- d. 460 people have proof of vaccination or medical waiver. (Approx. 96%).
- e. Of the 12 units with no info, one is a future sale. The other 11 (representing approximately 17 people) have never responded.
- f. Overall, there are just over 20 people who do not have access to our facilities, and many of them may not plan on using them in the near future.
- g. These numbers will continue to vary slightly as people move out, move in, or pass away.

##### **B. Current Report from the COVID Re-opening Committee**

During the last month and a half the Committee has been working tirelessly to prepare this report. Each member has completed a ten-question questionnaire on major items that the Five Ponds Board must deal with before the Memorial Day Holiday. Each member has been contacted by me at least three times to discuss his or her responses. Finally in the last few days we met in person to monitor and adjust our findings as needed! I am very pleased to report that we have reached a UNANIMOUS DECISION ON THE ISSUES AND RECOMMENDATIONS THAT WE ARE SENDING TO THE BOARD!! Please note the following:

1. We strongly feel that there are two key parts to the opening before the Memorial Day Holiday when the pools usually open outdoors. The first Recommendations are for APRIL 1st AFTER YOU MEET ON Tuesday, MARCH 22<sup>nd</sup>. The second set of recommendations will be given to you at least four days before your May 24th meeting.

2. Here are the recommendations for April 1<sup>st</sup>:  
Non-vaccinated residents will be allowed into the clubhouse areas if they SIGN the WAIVER THAT THE BOARD HAD DEVELOPED. WE REALIZE THAT THIS MEANS THE BOARD MUST REMOVE THE PARAGRAPH ON THE TOP OF PAGE THREE THAT DEALS WITH VACCINATIONS. WE REALIZE THIS IS A MAJOR ITEM.
3. Yes. Some changes to past COVID regulations at Five Ponds to start after April 1.
4. Group meetings return to a limit of thirty-five on April 1st.
5. Food sharing will be acceptable as long as health practices are followed (after April 1<sup>st</sup>).
6. No guests at this time. (All questions concerning guests will be addressed at the committees May meeting)
7. Medical exceptions will continue to be honored
8. Wristbands are still required after April 1st (this issue will also be discussed at our May meeting).
9. Certainly, the Committee will carefully follow CDC INFORMATION RELEASES AS THEY PERTAIN TO ANY COVID RELATED MATTER!
10. Again, we state the wearing of a mask is an individual choice.

Bernard G Hoffman  
 Administrator Emeritus  
 Chairman, Five Ponds Opening Committee

- A. **JM: MOTION:** Follow the Committee's recommendation for the opening on April 1, 2022 with changing the opening rules. **MS: 2<sup>nd</sup> 5-0 All approved.**

#### **IX: CORRESPONDENCE**

- A. **AW:** XXX Fairway Dr.-Resident request to speak with the Board about the fine for snow parking. **JM: MOTION:** Waive the fine because resident claims the car was moved when snow began and also because we do not have a picture of this. **TTa: 2<sup>nd</sup> All agreed 5-0.**
- B. **AW:** XXX Fairway Dr.-Damaged garage door-The contractor is responsible for repairing the damage, but not responsible for replacing the sun-damaged parts of the door. **AW: ACTION:** Will write to resident informing resident of decision.
- C. **AW:** XXX Villa Dr.-Resident has been involved with the Food Bank and requested permission to put a bin in the Clubhouse. Approved by the Board. **AW: ACTION:** Will inform resident.
- D. **AW:** XX Fairway Dr.-Has a Roswell electric grill with a hood and would like to know the rules for using a grill. **AW: ACTION:** Will inform resident of the rules for use of grills- electric, propane and charcoal. **JM: ACTION:** Will send out an email blast regarding use of barbecue grills: Grills must be used only on an uncovered deck/patio, pad or driveway. Grills must not be used on the lawn, Common Elements, garages, or in mulch beds. When in use or when cooling, grills must be at least five feet from the house for safety purposes.

**X: ADDITIONAL OPEN ITEMS****A. Fire Pit Rule**

- a. **RR:** There was an item in the minutes from April 20, 2016, regarding the questioning of fire pits and Chimaera.
  - i. **PL:** On April 20, 2016, this was approved.
    1. **RR:** But nothing was changed in the rules. There is an issue regarding this being in the minutes, however, nothing was changed in the rules nor was it ever published. Minutes are what we speak about, but the rules are about what is passed.
      - a. **PL:** A fire pit is not a Chimaera.
    2. **RR:** No McGrath development has ever permitted this.
    3. **JM:** There is a neighbor who is unhappy with the fire pit in the area.
      - a. **TTa:** This neighbor's light in the back is too bright and has been asked to put in a dimmer light or motion light. This neighbor also complained about the fire pit and also the deer feeding.
      - b. **JM:** Neighbor's lights are not in violation of any rule.
    4. **MS:** Should we request that the Fire Chief in Warminster Township be called to view the fire pit?
    5. **AW:** Should the Warminster Township be called? Discussion.
    6. **RR: ACTION:** I will contact the Fire Marshall and ask him to contact this resident to see the fire pit.
    7. **JM:** Our rules can be stricter than the Township's rules, but not looser.

**XI: NEXT MEETING**-April 26, 2022 at 9:30 Zoom

**XII: ADJOURNMENT**

- A. **JM: MOTION:** Adjourn meeting. **PL: 2<sup>nd</sup>** All approved 5-0. Meeting adjourned 12:12pm.



# THE HISTORY OF THE UNITED STATES

The history of the United States is a story of a young nation that grew from a small group of colonies to a powerful world superpower. It is a story of struggle, of triumph, and of the pursuit of the American dream. The story begins with the first European settlers who came to North America in search of new opportunities and a better life. They faced many hardships, but they persevered and built a new society. Over time, the colonies grew and became more independent. They fought for their rights and eventually won their independence from Great Britain. The United States was born.

The early years of the United States were marked by a period of growth and expansion. The country's territory grew as it acquired new lands. The population increased, and the economy began to flourish. However, there were also challenges, such as the struggle for states' rights and the issue of slavery. These issues would eventually lead to the Civil War.

The Civil War was a turning point in the history of the United States. It was a conflict that tested the nation's unity and its commitment to the principles of liberty and equality. The war ended with the victory of the Union, and it led to the abolition of slavery. The Reconstruction period that followed was a time of rebuilding and reform. The country began to heal its wounds and move forward.

The late 19th and early 20th centuries were a time of rapid change and progress. The United States emerged as a world power, and its influence grew. The country's economy boomed, and it became a leader in industry and technology. However, there were also social and political challenges, such as the rise of the Progressive Movement and the struggle for civil rights.

The Progressive Movement was a reform movement that sought to address the social and political problems of the time. It led to the passage of many important laws and the establishment of new government agencies. The movement was a key part of the nation's development.

The 20th century was a time of global conflict and change. The United States played a leading role in World War II, and it emerged as a superpower. The Cold War followed, and the country was involved in many international conflicts. The civil rights movement was also a major part of the nation's history.

The civil rights movement was a struggle for equality and justice. It led to the passage of the Civil Rights Act and the Voting Rights Act. The movement was a key part of the nation's progress towards a more just and equal society.

The 1960s and 1970s were a time of social and political upheaval. The Vietnam War was a major conflict, and it led to a period of protest and dissent. The Watergate scandal was a major political event. The country was in a state of transition, and it was looking for a new direction.

The 1980s and 1990s were a time of economic growth and change. The United States emerged as a global leader, and its economy boomed. The country was also involved in many international conflicts, such as the Persian Gulf War.

The 21st century has been a time of rapid change and progress. The United States has become a global superpower, and its influence is growing. The country is facing many challenges, but it is also full of opportunity. The future of the United States is bright.

The history of the United States is a story of a young nation that has grown and prospered. It is a story of struggle, of triumph, and of the pursuit of the American dream. The story is still being written, and the future is full of possibility.



# Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives, scope, and timeline. It is intended for all stakeholders involved in the project, including team members, management, and external partners. The document outlines the key goals, the project's boundaries, and the expected outcomes. It also details the project's schedule, including key milestones and deadlines. This document serves as a reference point for all project-related activities and decisions.

The project is designed to address the current challenges and opportunities in the market. It aims to deliver a high-quality solution that meets the needs of our customers and provides a competitive advantage for our organization. The project team is committed to transparency, communication, and collaboration throughout the entire process.

The project will be managed using a structured approach, with regular communication and reporting. The project manager will be responsible for ensuring that the project stays on track and that all team members are fully engaged. The project team will work closely with all stakeholders to ensure that the project's goals are met and that the project is completed on time and within budget.

The project's success will be measured by the following key performance indicators (KPIs):

- 1. Project completion date
- 2. Budget adherence
- 3. Customer satisfaction
- 4. Quality of deliverables
- 5. Team performance
- 6. Risk management
- 7. Communication effectiveness
- 8. Stakeholder engagement
- 9. Project ROI
- 10. Project flexibility

The project team is excited to begin this journey and is confident that we will achieve our goals. We welcome any feedback and suggestions from all stakeholders. Thank you for your support and commitment to the project's success.

# Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives, scope, and timeline. It is intended for all stakeholders involved in the project, including team members, management, and external partners. The document outlines the key goals, the project's boundaries, and the expected outcomes. It also provides a high-level overview of the project's schedule and the roles and responsibilities of the team members.

The project is designed to address the current challenges and opportunities in the market. It aims to deliver a solution that meets the needs of our customers and provides a competitive advantage for our organization. The project's success is measured by the achievement of its key objectives and the satisfaction of our stakeholders.

The project is organized into several phases, each with specific tasks and deliverables. The phases are: Planning, Execution, Monitoring and Control, and Closing. Each phase is supported by a detailed work breakdown structure (WBS) and a project schedule. The project team is responsible for the successful completion of the project and the delivery of the project's outputs.

The project is managed using a structured approach that ensures the project is completed on time, within budget, and to the satisfaction of our stakeholders. The project manager is responsible for the overall management of the project and the coordination of the project team.

The project is supported by a dedicated project team and a steering committee. The project team is responsible for the day-to-day management of the project and the delivery of the project's outputs. The steering committee provides strategic guidance and oversight to the project.

The project is subject to regular communication and reporting. The project manager provides regular updates to the steering committee and other stakeholders on the project's progress and any issues that may arise.

The project is designed to be flexible and adaptable to changes in the market and the organization's needs. The project team will monitor the project's progress and make adjustments as needed to ensure the project's success.

The project is a key strategic initiative for our organization and is expected to have a significant impact on our business. We are committed to the successful completion of the project and the delivery of a high-quality solution that meets the needs of our customers and provides a competitive advantage for our organization.

The project is managed using a structured approach that ensures the project is completed on time, within budget, and to the satisfaction of our stakeholders. The project manager is responsible for the overall management of the project and the coordination of the project team.



