

HOA Board Meeting Minutes November 2, 2023

5:30 pm @4303 Ashdon Drive

Meeting called to order at 5:30 pm by Peg Dunlap – President

In attendance - Peg Dunlap –President; Maureen Dunbar – Social; Joanne Nipple – Treasurer; Sandi Topper- Board Member; Ryn Miller - York HG Management- by phone; Jessica Weber – HG Management; Paula Zielinski – Secretary.

Maintenance –

Discussion on who will look the fence yearly?

What will the cost be for contractor to check the fence and provide repairs as needed?

Jessica and Ryn will be having someone from York HG examine the fence at 4330-4334 to look at the bend in the fence and they will contact a fencing company to give an estimate for the repair.

People may request their own maintenance and the fence will not be repaired by the HOA if it has been determined that the homeowner has damaged it.

A vote was taken on accepting the Wyndhurst Manor Fence Maintenance Guidelines.

Peg, Maureen, Joanne and Paula – yes; Sandi – abstained

The motion passed. The guidelines will be sent to the portal and homeowners will be notified of it.

Landscaping Report-

Questions about maintaining the common area near the detention pond on Colonial Road. Who is responsible for paying for the mowing? It will be looked into and reported back.

Peg will be checking with Osiris to find out about the second mowing/trimming along the rear basin and the swale behind the houses on N. Victoria Way.

Peg and Paula will be walking along the swale and top of the rear basin to determine if a second cutting is necessary.

Financial Report -

The annual budget was discussed and Joanne provided a comparison worksheet for 2023 and 2024.

There will be a line item added to the budget for general maintenance of the fence and the Wyndhurst Manor sign.

The Operating Reserve will be used to finance the Wyndhurst Manor Sign landscaping.

Summers contract- the snow removal section needs to be added and the contract needs to correct the spelling of Wyndhurst Manor and to correct the address of the detention pond on Colonial Road. The contract will be for 3 years again.

Budget – discussion on possible investment of funds not spent on snow plowing. It was discussed about moving money to a CD rather than keeping it at M&T Bank, the consensus was to keep it there as it has been getting >4% interest. The money could always be placed in a CD at a later date.

Vote to accept budget- unanimously passed.

It was discussed that Joanne will be discussing the big expense items at the annual meeting on November 15, 2023.

Hospitality –

Octoberfest Celebration- October 22 at Chef Tony's Bistro from 3-6 pm. This event was well attended and it is hoped the next event will have homeowners from all three neighborhoods intermixing more.

New Business-

Annual meeting date – November 15. Lower Paxton Township Building. An email will be sent to homeowners along with applications to become HOA Board members. Reminders for the meeting will be emailed and instructions for signing up to be on the board will be clarified.

There was an email sent out by Sue Shebosky from Victoria Abbey pertaining to the oversized trash cans and requesting that residents from all 3 neighborhoods attend the Township Meeting on November 8 to discuss the situation and to let the Township Supervisors know that residents are not pleased with the cans and the slow pace of their replacements. This email will be sent out from York HG management to the residents of Wyndhurst Manor.

Meeting adjourned at 6:30 pm.

Next meeting: - HOA Annual Meeting November 15, 2023 at 6:00 pm at the Township Building