***Ashton Estates Homeowner’s Association Spring***

***Johnson’s Chapel***

***May 12, 2015; 7:00 pm***

***Meeting Minutes***

*Agenda:*

* **Homeowner’s Associations – Steve Prunty discussed the 3 associations plus the possibility of adding another association can be added to Round Bottom Road**
  + **Master Association – responsible for sewage treatment plant and park.**
    - **Officers:**
      * **President - Stacie Redelman**
      * **Treasurer – Cynthia Sparks**
      * **2 more from Single Family Dwellings; 1 Townhome**
  + **Single Family Dwelling Association – responsible for managing roads and ponds (Andrew Drive, Ashton Drive, Bradford Street, Jamestown Street, Bryanna Avenue, Anthony Drive, Chase Street)**
    - **Officers:** 
      * **President: Stacie Redelman (in attendance)**

**Vice President: Kevin Gerdes**

* + - * **Secretary – Shelley Garlitz (in attendance)**
      * **Treasurer – Cynthia Sparks (in attendance)**
      * **Director – John Rogers (in attendance)**
  + **Townhome Association – Responsible for Ashton Place road (but not deeded to them). Mr. Prunty is working on this.**
    - **Directors:**
      * **Kate Poknis**
      * **Lauren Ferrell**
      * **Brenda Hawkins**
      * **Dee Snyder**
      * **Cynthia Sparks**
  + **Ashton Estates HOA has always operated as one association and townhomes and single family homes have paid the same amount of dues and expenses.**
    - There will be three budgets going forward - Money to be separated by pro-ration by total # of single-family homes AND Townhomes and then separated by # of townhomes and # of single family homes multiplied by the amount of remaining budget.
      * Ashton Estates HOA Officers and committee members should not be exempt from paying dues BUT can be compensated if the HOA votes to do so after they have performed their duties – can be quarterly, bi-annual or annually.
    - There are three insurance policies – one for master association, one for townhome association and one for single-family dwelling association.
    - Updated Bylaws and covenants will be drafted and provided for every homeowner to review and approve. It will take many iterations before all of the HOA approve it.
    - Sewage Treatment Faculty Committee - Rocky Simmons and Alonzo Washington
    - Drainage Committee – Jeffrey Dalrymple and Stacey Layton
    - Building Committee – Jacki Marino, Chip Roberts and Tom Laurita (Ashton Estates Developer)
    - Mailbox Committee – Mike Kief
    - Park Superintendent – John Rogers
* **Budget Update – Cynthia Sparks**
  + Dues increase was necessary and future increases will be necessary
  + 64 people have not paid as of the meeting date.
    - Roads need paved every 10 years (develop a schedule)
* **Sewage Treatment Plant discussion** – Kathy O’Brien
  + Homeowner’s continue to create the sewage issues by flushing other items besides human waste and toilet paper.
  + Please see the article below:

***Flushable? Think Again.***

***Did You Know?****What we put down our drains and toilets can negatively impact our environment and put our health at risk. Even items labeled "flushable" can clog pipes, tangle pumps and result in messy and costly sewer backups. By educating ourselves and others, we can avoid expensive and dangerous mistakes while improving our sewer system practices.*

***How You Can Help.****The problem is that most people don't know that certain items shouldn't be flushed - especially when they are improperly labeled as "flushable."*

***I****n case you weren't aware, here's a list of items that should never be flushed down the toilet, no matter what the label says:*

* *Baby wipes, disinfectant wipes, moist wipes, etc.*
* *Vitamins, medicines or other pharmaceuticals****\*\****
* *Toilet bowl scrub pads*
* *Swiffer® products*
* *Napkins (paper or cloth) or paper towels*
* *Dental floss*
* *Fats, oils and greases*
* *Sanitary napkins, tampons, condoms or any non-organic materials*
* *Wash cloths, towels, rags, underwear or any cloth items*
* *Band-Aids® or dressings*
* *Plastic bags or wrappers*
* *Kitty litter, cat feces or bagged dog feces, fish gravel*

***In Conclusion.****There are only two items that we should ever flush: human waste and toilet paper. If you cannot avoid purchasing and using items that have been labeled "flushable," throw them away after use rather than putting them into our sewer system. Together we can make a difference.*

Ashton Estates received a DEP Violation for not disinfecting the water properly in March 2014 and it was not brought to the current officer’s attention until late January 2015.

After evaluation from a professional engineer, Kathy O’Brien said the Surge Tank is the main issue and the sludge isn’t clearing out properly and messes up the disinfection process. There was 18 inches of sludge.

The grinder pumps are ruined and will need to be replaced.

The discussion opened up about getting larger debris baskets and a spare so that the surge tank with not be without a “catch basin” and extra particles can’t get into the surge tank. Jeff Dalrymple and Stacey Layton talked about making the baskets out of stainless steel and building hoists to help “lift and empty the baskets.”

The Storm Water/improper drainage issue was brought up as creating additional water overload issue at the plant. I&I Testing will need to be completed and will be addressed in the response letter to the DEP (smoke testing will take place in summer of 2016).

Discussion around B&I Company and job they are doing: Questions asked:

1. How often do they come in?
2. Do they log in book?
3. How often do they clean bar screen?

Plant color and odor is not where it needs to be.

Kathy also mentioned that she knows of a 50,000 gallon per day tank for sale that is practically brand new for $70,000. Original cost would be $200,000. She will be in contact with them for more information.

The DEP has not fined the association yet and the Officers have to respond to the DEP violation with a clear plan in place to fix the sewage treatment facility and get it back in working order. A response was sent to the DEP in May 2015. The response must have how it is going to be repaired and when.

* **Volunteer Work Days Update – Michael Kief/John Rogers**
  + Entrances – the HOA discussed in December and again during this meeting to remove the bushes as they are overgrown or dead. It is a safety issue as the bushes cover the columns/light posts. Jeff Dalrymple will remove for free with mini excavator.
  + Park – John said park is in good shape. The new swing set has sharp edges on a couple areas and Stacey Layton said he would look and see what needs done to smooth them out.
* **Roads** Repair/Assessment Update – Roads need paved every 10 years and a plan needs put in place to build road fund up. Potholes need repaired in neighborhood before they become larger issues within the short term.
  + The roads will be paved as needed with the roads with the most damage or missing a topcoat given top priority
  + Drainage issue on top of Andrew Drive needs repaired to prevent the large potholes and water issues/ice freezing on road in the winter.
* **Mailboxes** – Mike Kief. Please contact Mike Kief If you need repairs to your mailbox
* **Yard Sale Update** – towing, suggestions for next year?
* **Sewage Treatment Plant** – Kathy O’Brien, Engineer; Alonzo Washington & Rocky Simmons – Sewage Treatment Facility Committee
* **Round Bottom Road Right of Way** for parsonage for Water/Gas has been approved by homeowner’s to be good neighbors. Cynthia Sparks has been given the authority to work with the water and gas company and sign the permission.
* **Open Forum** – **Discussion**

Dog attacks/dogs running loose and pooping in yards and green space that all of Ashton owns. Dogs are to kept on your own property and are not to be left out to be a nuisance with constant barking. Dogs running loose or tied on stakes in yards are prohibited in the covenants.

Boats and trailers in yards are prohibited in the covenants

Parking on the street is prohibited in the covenants.

Landscaping – please take care of your yard, hedges, bushes, trees, etc.. If we cannot see your house from the road…. Your hedges/trees need trimmed or removed. If you need help and aren’t able to do it or don’t know where to start, please private message me (Stacie Redelman on FB or text/call me at 304-692-5171 and I am happy to help or can get a crew of volunteers to help).

Please be considerate of your neighbors and be respectful that small children may be resting or families may be eating dinner. I have received many different concerns about loud hard core music blaring while driving through the neighborhood or while outside playing/activities or washing cars.

The speed limit in Ashton Estates is 15 mph. Please do not speed, as there are ALWAYS children outside playing. That is what makes our neighborhood special.

