



WeatherStone Community Special Meeting Notes

WeatherStone Special Meeting

Henriette Hankin Library Annex Meeting Room

30 Sept 2021

6:00pm – 7:30pm

Discussion Points

Board Membership, Election Cycle, and Vacancy

Background

- Board Membership – per the controlling documents, there are three Board positions.
 - President – Maurice Ward (2023)
 - Financial Officer – Jim Hall (2022)
 - Secretary – Vacancy
- Election Cycle – One board member is elected every year for a 3-year term.
- Vacancy
 - The vacancy is due to no resident running for a position during the last two years and the resignation of a board-appointed member.
 - The Board can appoint a resident to fill a vacant position.
 - During the past several years of vacancies, only three residents have shown an interest in joining the Board. One joined the Board for a short time, then resigned. Two residents expressed interest. The Board sent them the required documentation to complete, but they never returned the paperwork.

Submitted questions:

- Board membership election cycle and outstanding membership vacancy is evident and unacceptable.
- **Answer 1:** The Election Cycle is based on the Federal & State congressional election cycles. The Election Cycle is separate and distinct from the vacant Board



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position. The vacancy is the result of no resident volunteering to serve/announcing candidacy during the 2021 election.

- Why have we not had a virtual meeting to vote for new board members and fill the vacancy?
 - **Answer 1:** There are many residents in the community who are not “computer savvy” and, therefore, not comfortable with a virtual meeting. The Board believes each resident should have equal access to any meeting. The Board opted to use a “mail-in” ballot, as recommended by SCM, and as utilized during both Federal & State elections.
 - **Answer 2:** The use of mail-in ballots is not the cause of the position not being filled. Again, the reason for the vacancy is the fact that no resident has volunteered to serve in the vacant position.

Plan for Replacement of Street Trees

Background

- The controlling documents do not require that a single-family lot owner replace any trees, shrubs, or bushes on their property.
- The Settlement Agreement between the builder and West Vincent Township (WVT) does not require lot owners to replace street trees or any tree, plant, or shrub. This was confirmed with WVT.

Submitted questions:

- What is the strategy for the replacement of tree-lined street foliage, related to the single-family home tree-lined street areas?
 - **Answer:** There is no strategy or plan to replace single-family street trees. There is no requirement in Weatherstone’s controlling documents, the WVT Settlement Agreement, or any WVT ordinance.



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Review of Budget

Background

- The 2021 Budget of \$479,281 was an increased 3.2% or \$15,018 over 2020. This resulted in a monthly increase of:
 - \$4.00 to the Single-Family Fee
 - \$6.00 to the Townhouse Fee
- The Board is working on a preliminary 2022 Budget in September/October to be presented at the November 10th Budget Meeting.

Submitted questions:

- Review of budget is overdue; how do you plan to address this (this should have been done last November)?
 - **Answer 1:** The 2020 Budget Meeting was not held due to COVID and PA restriction on meetings/group gatherings. That said, as is the case every year, the 2021 Weatherstone Budget was sent to each resident in November 2021. The Board received no subsequent inquiries pertaining to the Budget.
 - **Answer 2:** Budget updates are included in each Quarterly Newsletter.
 - **Answer 3:** Review of 2021 Budget at the Expense Category level.

Community Landscaping Efforts

Background

- Nationwide, businesses have been facing both labor and materials shortages. Our vendors have experienced the same problems.
- Landscaping – DiStefano Landscaping, the contracted landscaping service provider for the community, has been able to employ only a fraction of the normal staff this year.
- Pool – Progressive Pool Management (PPM), the contracted pool provider of Weatherstone, has battled staff, chlorine, and pool tile shortages. PPM, in fact, was unable to employ lifeguards during the week of August 30, resulting in an unexpected shutdown. The Board had scheduled maintenance work for the pool which has been



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subsequently delayed by more than 6 months. Additionally, please note that many pools in the area were unable to open this summer because of the afore-referenced issues.

- Paving – Lyons & Hohl, one of the area’s premier paving companies, was chosen by the Board to complete the 2021 Weatherstone Paving Project. Due to a decreased labor force, delays caused by asphalt availability, and a COVID outbreak at the organization, the work, originally scheduled for May, was delayed until August. Even with the delay, Lyons & Hohl needed to utilize subcontractors to complete the assignment.
- Trash Collection – A.J. Blosenski, the organization contracted by Weatherstone for trash and recycle material pickup, also experienced service issues which were evident via missed pick-ups and delays in communication scheduling changes to the Board and, subsequently, the residents of the community.

Submitted questions:

- What is our current budget with our landscaping company and what do we receive in return?
 - **Answer 1:** The Budget for landscaping is itemized by expense category in the 2021 Budget which was mailed to every resident on or about Nov. 12, 2020.
 - **Answer 2:** The landscaping for the common area is \$82,420.00.
The landscaping for the townhouse area is \$47,820.00.
Total landscaping, therefore, sums \$130,240.00.
 - **Answer 3:** The contractual services provided by DiStefano are defined on Page 29 of the 2020 - 2022 Landscaping Contract. This includes 46 services for the common area including but not limited to:
 - Lawn care, cutting (28) & edging in the (9) Parks & Open Spaces.
 - Turf applications – fertilizer (4)
 - Flower bed & tree maintenance (14)
 - Spring clean-up including flower beds
 - Edging flower beds & tree rings and mulching



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- Tree & shrub care
- Forrest Park maintenance including two clear cuts per year
- Open Space-K at Pinehurst clear cutting twice a year
- Fall leaf removal
- Pond maintenance including removing the pumps for Winter, storing, and reinstalling in the Spring.
- Fountain including resetting timers & checking water clarity
- Retention basins (9), including inspection & Clean-up
- Holiday lighting
- Irrigation system maintenance for 3 parks
- Tennis court, including Spring power-washing
- Spring & Fall perennials

It also includes 22 items for the townhome area such as:

- Lawn care, cutting, edging (28) for 68 units.
 - Turf applications – fertilizer (4)
 - Flower bed & tree maintenance (14)
 - Spring clean-up
 - Edging flower beds & tree rings and mulching
 - Tree & shrub treatments
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- What is the current plan for the community landscaping efforts, front entrances, pond, and pool area?



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- **Answer 1:** The current plan for the community landscaping effort is based upon the current scope of work. The Board meets with DiStefano Landscaping Services (DLS) at least twice a year to review the status of the community. The Board conducts a Fall meeting with DLS to review the current state of the community and follow-up on all outstanding items outlined during the Spring meeting.
- **Answer 2:** The plan for the entrance to Weatherstone Park – The Board met with DLS in the Spring and requested the ornamental grasses at the front entrance be removed & new ground cover be planted. Clearly, the labor shortage has affected the implementation of this plan. Additionally, please note that, on more than one occasion, the Board has requested/solicited ideas from residents who voiced concern about the appearance of the entrance. While the Board cannot guarantee that the idea will be implemented, the Board is willing to present any proposed landscaping idea to DLS to determine if it is viable. At the time of this writing, no resident has submitted any design ideas.
- **Answer 3:** The plan for the pond is: remove any leaves, plants, and debris; inspect the liner collar and determine if repair or replacement is required; adjust the water level of the pond and/or build up the areas surrounding it; treat the pond for the algae bloom which is currently affecting it; plant seed and manicure the edges of the pond in order to eliminate the dirt/mud at its edges.
- **Answer 4:** The landscaping effort for the pool is to follow what is set out in the Landscaping Contract/Scope of Work

Formation of Subcommittees

Background

- We have tried committees in the past, which ultimately proved unsuccessful.
- People wanted to be on a committee, but didn't want to do the work.
- People didn't want to perform the committee duties, but rather wanted to propose ideas without researching or justifying them.
- Once on a committee they wanted their own budget, with no oversight.



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Submitted questions:

- Why do we not have subcommittees (Landscaping, Events, Pool, Roadway/Exterior committee, etc.)?
- **Answer 1:** Given the fact that there has been a vacant Board position for over a year, the Board reviews the formation, training, and utilization of any committee as not viable at this time.
- **Answer 2:** When the Board is fully staffed, the utilization of committees may be reviewed. It is important to note, however, that in the past, the Board has implemented committees which were proven, for a variety of reasons, ineffective. Additionally, these committees resulted in an increase to the workload of the Board. That said, the Board does believe that committee formation could very well be utilized to serve the community and that functional, cohesive committees could in fact reduce the overall workload of the Board.

Lack of Communication & Transparency

Background – “No communication or community management in well over a year”

- Both meetings were held, albeit via mail, as explained above.
- The Board attempts to release newsletters quarterly each containing info on:
 - Quarterly Budget status
 - Project/Community info such as:
 - ✓ Paving
 - ✓ Sidewalk replacement
 - ✓ Tree trimming
 - ✓ Forrest Park Reforestation
- The Board researched & responded to over 161 requests for information as of July.
- The Board researched & responded to over 106 A/LRs as of July.
- Multiple E-mail & E-mail blasts:
- Pool start-up/closing



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- COVID impact updates
- Paving Project Updates – 2 projects in 18-months repaving 7 Alleys

Submitted questions:

- What is your plan for addressing our concerns around communication and transparency?
- **Answer 1:** Any lack of physical or online meetings, due to COVID, was previously addressed. Even without the physical or electronic meetings, the required objectives of the annual & budget meetings were achieved, and the residents were informed of the results.

Governance and Bylaw's Review

Background

- There are three governing documents that every resident received when purchasing a home in WeatherStone:
 - The Declaration
 - The ByLaws
 - The Rules & Regulations

Submitted questions:

- Is there any intention for a thorough review of the governance and bylaws? If not, why?
- **Answer 1:** The Declaration is a 35-page legal document between the builder and WVT. Any change would require a 67% agreement of the residents, an Amendment prepared by counsel, a review by WVT, and a legal filing & certification of the Amendment, again using counsel.
- **Answer 2:** The ByLaws is a 16-page legal document based on the requirements of the Declaration. Any change would require a 67% agreement of the residents, an Amendment prepared by counsel, a review by WVT, and a legal filing & certification of the Amendment, again through counsel.



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- **Answer 3:** The Board discussed the need for a review of the Governing Documents with counsel and was advised that the documents are fairly standard for a managed community. Counsel did not opine that a review of the Governing Documents is needed.
- **Answer 4:** The purpose of this meeting is not a review of the Governing Documents. Each homeowner was provided a copy of these documents at the time of move-in.
- **Answer 5:** At the time of this writing, the Board has not received any specific inquiries pursuant to amending any portion of the Governing Documents.
- **Answer 6:** The Rules & Regulations are updated as needed. There have been seven updates since February 2007. The last update was made November 2019 and distributed. At the time of this writing, there are no pending changes under consideration.

Enforcement of Established Policies

Background

- What Policies do you feel aren't being enforced?

Submitted questions:

- There appears to be little enforcement of established policies, please expand upon why this is.
- **Answer 1:** The role of the Board is not to police the community and look for violations of the Rules and Regulations. Any violation reported to the Board is reviewed and, if appropriate, action taken. If a resident observes a violation, the resident should contact SCM which will, in turn, notify the Board for review.

Question & Answer Session after the presentation:

Please refer to the Zoom recording for the questions/comments and answers.