



Fairway Pines at Pheasant Run
Board of Directors Meeting Minutes
May 6, 2020

- Meeting was called to order at 6:40pm
- Roll Call: Tom, Gelita, Richard, Kevin, John Miltz, Jon Anderson and Lana Levens (Absent: Raj)

Approval of Agenda and Minutes

- Moved to approved to accept agenda as presented.

PRRMA Report – Gelita M.

- Potholes – Still contacting contractors
- Road Replacement – On schedule to happen this summer. Could change based on next round of assessments. No pacer report.
- Sidewalk repairs – Company coming out to review all of them and determine if repairs will happen
- PRRMA payment – we didn't submit it because we didn't receive the invoice. Gelita to present her argument on why Fairway Pines shouldn't be charged a late fee.

Architectural Review – John M.

- 3 approved requests: **1.)** Lot #73 – replace siding – dark brown to dark brown 4.5 inch vinyl **2.)** Lots #15 & #16 – Muirfield – Swimming pools – contractor Brian met all conditions according to article 6 section 8. **3.)** Lot #258 – 465 Merion Dr. – replace paver walkway from driveway to walkway to patio – will replace

Other updates:

- 45439 Augusta – vegetable garden – sent a letter and met with homeowner; will remove fence and board will work with homeowner on agreeable solution; homeowner wants to grow a garden on the side of his house
- 500 Merion - sale of the property; \$0 balance owned on the delinquency; Tom to follow up with Pat Williams to see who will take care of the property moving forward.

Delinquent Accounts Update – Tom G.

Long Term Delinquent Account Closed in 2020

- J. Harper, Lot# 296, 45427 Cypress Ct., final Payment to FP on 4/7/20

2019 Unpaid Dues Delinquent Accounts Closed in 2020

- N. Macdermid, Lot# 230, 467 Pinehurst, final Payment to FP on 2/13/20
- R.& C. Morency, Lot# 95, 45468 Oakland, Final Payment to FP on 2/24/20

Long Term Accounts Pending Closure in 2020

- N. Mistry, Lot# 65, 45433 Augusta, final payment (\$732.00) posted to ADAC/ONYX on 5/4/2020, not received yet by FP.

- S. Moore, Lot# 305, 45442 Muirfield, final payment (\$2,376.64) posted to ADAC/ONYX on 4/28/2020, not received yet by FP
- T. & C. Santomauro, Lot# 82, 500 Merion, final payment (\$2,313.00) posted to ADAC/ONYX on 4/24/2020. A check for this amount (\$2,313.00) was sent to me and I'll forward it to Raj. for deposit, which will close this delinquency.

Current Delinquent Accounts

- M. Mayberry, Lot# 215, 45467 Fountain View, owes \$2,886.35 to FP. Making payments of \$125.00.
- K. Scott, Lot# 109, 45466 Augusta, owes \$1,672.15 to FP. Last payment was 2/10/2020. Default motion to be filed, on hold due to COVID-19.
- D. Spurlock, Lot# 291, 45405 Cypress, owes \$5,519.85 to FP. FP agreed to reduced payments for 4 months (was \$75.00/mo.) due to job loss.

2020 Annual Dues on Installment Payments

- R Cunningham, Lot# 296, 192 Merion, paying \$100.00/mo. Has paid \$500.00.
- E. & J. Radwan, Lot# 138, 657 Highlands, paying \$100.00/mo. Has paid \$475.00.

2020 Unpaid Annual Dues accounts to be sent to ADAC. Note that these unpaid accounts have been sent 2 "reminder " letters. They owe (as of 5/1/2020), \$834.75.

- Lot# 46, 45528 Muirfield, Jonathan E. & Jaclyn Misch
- Lot# 92, 45492 Oakland, Hysam Hammand

On hold pending receipt of check. Suggest Late Fee and Interest held at \$153.56

- Lot# 183, 384 Pinehurst, Prashant N. and Saroj P. Javkar.

Treasurer's Report – Richard R.

Balances as of May 6, 2020:

- Total Checking Account: \$179,731
- Total Money Market: \$35,000
- 3 Homeowners have not paid 2020 assessment
- Aggressive pursuit of delinquencies has improved our financials

Money Paid:

- PRRMA Q2 Invoice: \$24,014
- Oakley:

Budget Reminders:

1. Landscape expense
2. Mailbox repairs – clean/wax is \$20 per box
3. Sidewalk repairs – Cherry Hill and not PRRMA
4. Office supplies – newsletter printed/mailed
5. Snow removal budget was well spent – 3 snow plows; pleased with overall contractor performance
6. Oakley – ask to assess berms and/or common areas for improvement

Secretary's Report – Lana L.

- Create and send out newsletter in June to homeowners
- No garage sales due to COVID-19 and continued closures/social distancing

Next Meeting Date: End of June (proposed to align with next PRRMA meeting)

Adjournment