

Tuscany Estates Homeowner's Association Meeting, Finleyville PA.

Date: Tuesday, April 27, 2021

Location: Outdoor Meeting at the Tuscany Estates Clubhouse Parking Lot

Time: 6PM

Abbreviations: BOD = Board of Directors; HOA = Homeowners Association

Meeting came to order at 6:03PM by Board President Lisa Manion

Topics Discussed & New Updates:

1.) Maronda Home/Quaker Engineering Update

- Residents were informed that the HOA Board Members met with Bruce Klassen 3 times & Klassen really wants to transfer the Clubhouse & Pool over to the HOA whenever the transaction between Klassen & Maronda happens at the end of May.
- Residents were informed that the HOA had the Clubhouse inspected & there are many things that need to be fixed before the transfer of ownership is given to the HOA. It was reported that Bruce Klassen met with the BOD at the Clubhouse & that Klassen would get all the repairs done within 2 weeks, but the BOD still hasn't heard anything since that last meeting & no repairs have been done.
- Maronda was confirmed as the builder & Maronda will hire a developer to further the plans of Tuscany Estates. Maronda reports that they are building only patio homes & single-family homes in the next phase of the project because that is where they believe the money is.
- Stated that Maronda will work w/ the township to get the roads, street lights, & building plans accepted by the township for public use instead of private.
- Informed residents that all of the new patio homes have been sold. The most recent patio homes were being sold at about \$310,000 due to COVID whereas the set of patio homes prior were selling at \$260,000 - \$280,000. However, it was reported that the new patio homes were vandalized over the weekend, destroying cabinets etc. which will delay the move in time to July or August when the projected move in date to be June 1st. This set back costed Maronda money & a delay in construction since they had to order everything new.

2.) Painting & Cleaning of Shared Wall Units

- Residents were informed that the shutter paintings & cleaning of the shared wall units will be done on a dire need basis since the budget this year is way over considering the repairs that were done on multiple units due to the severe winter weather that we had causing many homes to have damages/issues.

3.) Gutter Cleaning

- Residents were informed that the Gutter cleanings will be done on the townhomes & patio homes in either late May or Early June. Start date will be weather dependent.

4.) JML Updates, Reminders to Homeowners, Issue with End Units Landscaping, Debris in Yard, & Pick Up After Dog Feces.

- All were informed that JML is still the provider of our grass cutting & that the grass cutting will be done on Tuesdays now. JML ordered new mowers & it was stated that the grass cutting will be better this summer since the cutting will be done at a slower pace with a better blade cutting level.
- **Noted: All End Unit Townhouses & Patio Homes (Shared Wall Units) need to landscape their corner units with a Mulch bed to be about 12 inches out from their siding.** This is a preventative method so that JML doesn't weed-whack siding as they did too much damage last year. This year JML will not pay for weed-eating damages as they won't weed-whack near siding or around light posts, etc.
- Also **Noted: JML will not cut grass** if there is **too much debris/garbage** behind resident's homes **nor** will they cut grass if **too much dog feces** are left in resident's yards or in the common areas. If JML picks up the garbage or if they pick up the dog feces, they will send the HOA an additional bill which will then be sent to the homeowner as it will be their responsibility to pay that bill.

5.) Avacoll Work Orders – Winter Issues

- Again Residents were informed that there were many work orders placed due to the harsh winter that we had & that we are extremely over budget for the year due to these expensive repairs. Stated there are 11 work orders that have been placed & only 9 have been completed at that point. Announced that the Budget Committee will have to meet soon to go over the budget again due to these unforeseen circumstances.

6.) Budget Committee Update on a Meeting

- Stated that the Budget Committee will need to meet again to review the unexpected costs caused by the harsh winter & the multiple repairs resulting in the decrease in the reserves. Asked the Budget Committee to keep either May 19th or May 25th at 6PM open for a meeting at the township building. Waiting on the township's approval as to which date would work best to use the township building for the HOA budget committee meeting.

7.) Volunteers Needed

- Stated that more residents need to get involved in the HOA & help join committees to do certain projects such as a committee for food trucks, a committee to get a park grant for common areas, & a committee for the upcoming takeover of the Clubhouse & Pool maintenance.

8.) Financial Report. Was given by CMP Representative, Aimee Henemuth

- The HOA Operating Expenses were given up until the end of March.
- Stated that there is a significant increase in the operating costs due to the work orders that were placed due to damages caused by the harsh winter.
- Stated that there are a few homeowners that have dues that are more than 90 days past due allotting to a \$7,700 deficit. Informed residents that they need to contact CMP if they are having a hardship due to COVID & CMP stated they will work with the homeowner(s) to get their dues paid.

9.) Emailing instead of Postal Mail Communication

- Residents were informed that the HOA is moving towards email communication as the primary source of communication & asks all residents to update their email accounts so that they can be placed on the HOA email blasts. If one doesn't have an email linked with their accounts, residents were asked to update their email accounts by notifying one of the board members or informing CMP of their email addresses. Noted: That email is an easier, faster, & less expensive way to communicate information to all the residents.

10.) Litter up & down Tuscany Estates Drive

- Stated that there is lots of garbage being collected on TE Drive & that some residents have been cleaning up the mess whenever they go walking around the neighborhood. It was asked that all residents secure their garbage when placed out for Waste Management to pick it up.

11.) Speed Limits

- Noted: That there have been many complaints from residents regarding the speeding around the neighborhood & it was stated that the speed limit is 25 miles per hour on all roads within the Tuscany Estates & to abide by that due to small kids, etc.

12.) Hardship Issues due to COVID or for any reason contact CMP.

- Residents were informed by Vice President Pete Guido that the government is offering help to pay for financial issues due to Covid & to contact local government financial offices for help. Residents were also told to contact CMP about financial hardships in order to work with them to get HOA fees paid.

13.) Open Forum:

Homeowner #1:

Asked about Maronda taking over as Developer & what their plans were. Also questioned what Maronda would be taking over as the Developer in terms of the roads etc. Was concerned about us taking over the Clubhouse & Pool & didn't like the fact that we were having HOA meetings on Clubhouse property as we don't have ownership yet. Also stated that he thinks we are going to get screwed when we take over the Clubhouse & Pool from Bruce Klassen. Also wanted to know what Bruce Klassen is repairing considering that both the Clubhouse & pool hasn't been in use in at least 3 years.

BOD Rebuttal:

Reported that Maronda will be the builder & that Maronda will hire someone else to take over as Developer. Maronda is hiring a developer to finish the plans for the rest of Viareggio Way & Cinque Terra Place. Stated that Maronda Will Not take over the roads, street lights, & will not help with the pool & clubhouse upgrades and or repairs as Maronda wants nothing to do with any of that considering they still have a

lien on the Clubhouse & Pool. Noted that the new developer will have to work with Union Township to get the roads recognized & to get streetlights put in as well as to get the pool, clubhouse, & retention pond issues resolved. Also stated that if more people were interested in the dealings with Maronda vs. Bruce Klassen that the next Union Township Meeting was on Wednesday, April 28th at 5PM. The township also placed Bruce Klassen & Maronda on the agenda to discuss the upcoming plans & what needed to be done to get the transfer complete.

Homeowner #2:

Wanted to know the exact total votes from the fall Petition results regarding the Single Family Home owners not being allowed to vote on just the finances of the Shared Wall units. Made a comment about how she couldn't believe that the Petition didn't pass since most supported the cause. Other Homeowners also joined in & stated that they couldn't believe that the petition didn't pass.

BOD Rebuttal:

Reported that there were in fact more people that voted yes but there weren't enough people voting to pass the change in the Declaration of the Covenants, Conditions, & Restrictions. Was noted that 67% of people needed to vote yes in order to change the Declaration of Covenants, Conditions, & Restrictions but only 60% voted yes which wasn't enough to pass. Stated that the total votes would be sent out by email and or placed on the website for all to see (Yes, No, & Did Not Vote Totals with the Percentages.)

Homeowner # 3:

Wanted to know if Maronda was going to fix the Ruts in the road that they created on Viareggio Way during construction & was wondering if they are obligated to fix the damages once they are done with construction.

BOD Rebuttal:

Informed residents that Maronda does have to fix any damages that they created during construction including the ruts on the road on Viareggio as it was a part of their agreement with Tuscany Estates, etc.

Meeting Adjourned at 6:53PM.