

# **Tuscany Estates Homeowners Association Meeting**

Place: Union Township Municipal Building

Date: August 29, 2023

Time: 7PM

Abbreviations: TE = Tuscany Estates; TEA = Tuscany Estates Association; BOD(s) = Board of Directors; HOA = Homeowners Association; HO(s) = Homeowner(s); QE = Quaker Engineering; w/ = with; w/in = within

## **AGENDA**

### I. Call to Order/Roll Call

Meeting came to order at 7:00PM by HOA President Pete Guido  
Roll call & All board members were present & accounted for, including Aimee Hennemuth-Rogowski from CMA.

### II. Secretary's Report

All board members confirmed their copy of the last meeting minute notes from June 27, 2023 & all board members approved the June meeting minute notes.

### III. Treasurer's Report

Homeowners were informed of the updated financials as of July 31, 2023. The Reserve operating balance for the single-family homes is \$116,730.96, the Reserve operating balance for the shared walls is \$211,912, & the shared wall CD balance is \$204,105.80.

### IV. New Business

#### A.) Quaker Engineering / Union Township Update

The Board informed residents that is no update with Quaker Engineering & obtaining the clubhouse & pool. Quaker has stated that they have completed all the repairs on the clubhouse from the 2020 inspection report & No re-inspection has occurred to date. The HOA attorney sent a letter back to Quaker Engineering in January 2023 regarding the pool & clubhouse repairs. To date, Quaker Engineering still hasn't replied to our requests. The TEA board stated that they are working with Union Township to get Quaker Engineering on track to complete the infrastructure items needed in the plan before Maronda buys and takes over the remaining property (common property excluded) from Quaker Engineering. Recently, Union Township Solicitor and Engineers met with Quaker Engineering to go over the items that Quaker Engineering needs to repair or update to get the common property turned over to Maronda and the TEA. Residents were informed that the TE HOA attorney is going to start attending any new infrastructure meetings with the Union township Solicitor, Engineer, Quaker, & Maronda Homes.

## B.) JML Lawn Care & TruGreen Update

Residents were informed that JML cuts the grass on Wednesdays. During the last cut, it was reported that weeds were pulled out and those areas were treated on homes on Cinque Terra. TruGreen applied grub control on Friday, June 23<sup>rd</sup>. To view the lawn care safety data sheets on our website, look under the "Documents & Forms" section.

## C.) 2023 Maintenance by Avacoll

Residents were informed that Avacoll recently completed the shutter painting, trim painting, and house power washing which is a part of TE's ongoing building maintenance plans. Avacoll performed a spring gutter cleaning in mid-April. The BOD has completed a 7-year plan schedule for the maintenance list and rotation schedule for TE for the shutter paintings, house power washings, and gutter cleanings to quickly identify yearly which home clusters are getting what maintenance done.

Add Maintenance Schedule here.

## D.) Food Trucks

It was reported that the food trucks aren't doing that well this year due to low turnout and therefore, the remainder of the food trucks that were scheduled this year have been cancelled. It was suggested that next year there may be only one food truck scheduled for each month but nothing is set in stone yet. The BOD thanked Barb Stover for setting up the Food Truck schedule this year. If any residents want to request or have a suggestion to the food trucks for next year, please contact CMA – either Carl at [Carl@cmamgt.com](mailto:Carl@cmamgt.com) or Aimee at [Aimee@cmamgt.com](mailto:Aimee@cmamgt.com).

## E.) Committees

BOD is asking for participation from residents for the HOA committees as this would help the community and garner a relationship between the board and residents. The committees that are available to join include: Architectural Guidelines w/ Rules/Regulations, Architectural Alteration Request & Review, Finance & Budget, Pool & Clubhouse, Entertainment & Hospitality, Patio Home Maintenance & Property, Town Homes Maintenance & Property Management, Lawn Maintenance & Applications, & Website. Note: There are 3 Board of Director Positions that are up for the election this year and these positions will be for a 2-year term (2023-2025). If anyone is interested in running for a board position, please contact Carl from CMA at [Carl@cmamgt.com](mailto:Carl@cmamgt.com) or Aimee from CMA at [Aimee@cmamgt.com](mailto:Aimee@cmamgt.com).

## V. Homeowner Forum

A few HO's complained about their gutters getting clogged with leaves due to small gutter and drains. These HO's asked the BOD to help get the cleanings done at the right times as there are only 2 gutter cleanings, with one cleaning in the spring & one in the fall. The BOD stated that they will look into the options and try to find a better solution. Another HO asked if there is anything that the BOD could do to help with the speeding of the ATV's and or quads on the

roads within TE while kids are around. The BOD stated to call the police to report these incidents as these recreational vehicles are not street approved.

VI. Date, Time, & Location of Next Meeting

All residents were informed that the next meeting will be Tuesday, November 17, 2023 at 7PM at the Union Township Municipal Building. This is the annual owner's meeting to approve the budget and vote in new board members.

VII. Adjournment – 2 motions were made, and the meeting was adjourned at 8PM.