

# *Pine Brook*

*Nestled by the scenic Conodoguinet Creek*

## **PBCA Meeting January 8, 2007**

In attendance: Wayne Kessler, Jacquie Kirby, Chaz Lepley, Fred Briggs, David Fish, Lee Morrison, Cindy Heidelbaugh

Meeting started: 7:05pm

Wayne talked about the treasurer report. Dues were up from last year. No major changes to the budgeted amounts for 2007. The dues will remain the same at \$50.

Discussion of the broken bench at Hidden Park. Matt Miller said he would get estimates on material and then do the work to repair the bench. He will look into costs for pressure treated wood as well as composite material.

Wayne discussed the park planning committee. Lee Morrison will work on one of the committees.

Special thanks to the folks who decorated the front entrance for the holidays. Lee and Chaz talked about improvements to correct some lighting/electrical problems.

Discussion of luminaries. Perhaps the association can buy a bunch of candles and bags to offer for sale to the residents. There will be more advance notice of the event in 2007.

Discussion of dues letter. Will be out in February. A newsletter will be included with mailing.

Discussion of work being done on Lamp Post Lane. New sewer clean outs

being installed between the street and the sidewalk.

Chaz mentioned a tree that needs to be cut down at Pavilion Park. Chaz mentioned the need to rewire the Pavilion to update it and restore it. Fred moved to have Chaz do the work. Jacquie seconded. Vote approved.

Chaz mentioned the deck at Pavilion has some broken sections. Should be repaired. The board will get some estimates.

Chaz discussed the interest for a permanent fire pit to be built at Pavilion Park. There is also a need to repoint the bricks around the water fountain.

Next meeting Feb. 12, 7pm 211 Lamp Post Ln.

Meeting adjourned 7:31pm

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## **PBCA Meeting February 12, 2007**

In attendance in person: Wayne Kessler, Jacquie Kirby, Chaz Lepley, Fred Briggs, David Fish, Ken Ulrich

Meeting started: 7:00 pm

Ken gave a budget report. Bill of \$554 for insurance on the three properties. Checks are starting to come in from the dues letter.

Discussion of when the Pine Brook Garage Sale will be held. Friday May 4 and May 5 were approved. Will contact other civic associations to see if they will be interested in joining in on the same date.

Discussion of having an Easter egg hunt at Hidden Park. April 8th is Easter. The hunt would be held earlier. No date set yet.

If anybody is interested in advertising in the newsletter, please contact [pbcamail@yahoo.com](mailto:pbcamail@yahoo.com).

Discussion of what to do about Canada geese at Front Park. They are tearing up the grass and leaving droppings everywhere.

Discussion of replacing bulb in one fixture on sign at Front Entrance. Bulb is burning out too often. Chaz will see about getting a better bulb.

Discussion of Chaz doing electrical work at Pavilion Park. He will do the work when the weather gets better.

Discussion of future projects for the Association to consider. Continuing the

upgrading of the pavilion. New electrical system. Newer fridge. Perhaps some sort of toilet facility. Some trees need to come down. A lighted flagpole at the front entrance.

Next meeting March 12th, 211 Lamp Post Ln. 7pm.

Meeting end 7:30

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## **PBCA Meeting March 19, 2007**

In attendance in person: Wayne Kessler, Jacquie Kirby, David Fish, Cindy Heidelbaugh.

Meeting started: 7:00 pm

Ken turned in a budget report. Everything is on scheduled. There will be a notice about paying dues in the newsletter.

Wayne mentioned the need for more volunteers.

Discussion of when to have the summer picnic. Tentative date of June 9th.....the first Saturday after school gets out. Hopefully more people will still be in town. What can be done to draw more people in? Bingo? Prizes? Ask for prizes? Gift certificates? Bike parade? Perhaps other vehicle than fire trucks for demonstration this year? Limo?

What else is going on that weekend? Kid sports?

Discussion of replacing the fridge in the pavilion. The board will ask residents if anybody has an old fridge they would be willing to donate to the association.

Discussion of other items for the summer picnic. Look at inflatable slide. Look at moonwalk. Call about port-a-potty. See about long term rental price.

Discussion of spreading tanbark at Hidden Park on April 28th. Volunteers needed. (9am start time).

Next meeting April 16th, 211 Lamp Post Ln. 7pm.

Meeting end 7:40pm

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## **PBCA Meeting April 16, 2007**

In attendance in person: Wayne Kessler, Jacquie Kirby, David Fish, Cindy Heidelbaugh, Nick Cimino, Lee Morrison, Fred Briggs

Meeting started: 7:04 pm

Ken sent in a treasurer report. We are ahead of where we were last year in dues. Our costs are about the same as last year.

Discuss of new garbage cans for each of the parks. Motion approved.

Discussion of tanbark at Hidden Park. Due to be delivered on April 27th for a spreading day of April 28th. Sunday the 29th will be saved as a rain date. Need volunteers.

Discussion of picnic date. June vs. July. Weather may be nicer in June....not as hot. Less conflict with baseball. Perhaps June 23rd? Rain date of June 24th.

Stephanie called in with a message about need for getting a quote on trimming trees for Pavilion Park.

There is a need for a new refrigerator at the Pavilion. Wayne may have one lined up. But if that doesn't happen, then a request for someone to donate an old fridge will be made to the neighborhood.

Discussion of replacing the decorative lights surrounding the Pavilion.

Nick mentioned emergency vehicles not knowing the numbering of Carriage House. (The numbering of the houses on Carriage House is very strange - not

sequential) Not every house has numbers on their house or mailbox. Again, the neighborhood needs to be reminded about making sure your house is clearly marked. The emergency you save may be your own. Nick asked if township can put up sign noting which addresses are on what section of Carriage House. Nick will contact the Township to see if there is anything they can do to fix it.

Discussion of doing maintenance at Pavilion Park grass. Perhaps pest control, rolling, spreading dirt, spreading grass seed. There is the need for a short term and long term plan for the park. Wayne will looking into getting some bids for the work.

Next meeting May 21st, 211 Lamp Post Ln. 7pm.

Meeting end 7:40pm

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## **PBCA Meeting June 25, 2007**

In attendance: Wayne Kessler, Fred Briggs, Dick Ulp, Jacquie Kirby, David Fish, Ken Ulrich, Lee Morrison, Stephanie Lepley, Cindy Heidelbaugh, Lee Morrison

Meeting started: 7:00 pm

Discussion of damage to wall at the front entrance due to an automobile accident. (Previous accident to front entrance was July 2000) Wayne said Progressive is sending check for \$6,850 because of damage to wall. Not only was part of the wall destroyed, but the remaining wall is cracked all the way down its length. The repairs may not start until August. The repairs to the water line are \$675.

Discussion of missing sign also at the front entrance. Some vandals stole the Pine Brook sign. Part of the sign were found....but not all the letters. The vandals also damaged one of the cast iron light fixtures on the wall at the front entrance. Some parts were broken as well as some of the internal light fixtures. Some other damage done to a resident's homes. Wayne will look to see if replacement letters can be found. Wayne likes the idea of less noticeable sign. Dick Ulp suggested a sign more like Kingswood.....made of wood and more noticeable. Discussion of whether to keep the same look or do something new.

Discussion of what to do about the lamp damage.

Dick asked about talking to the township to see if some sort of speed control or reduced speed for folks coming down the hill. Perhaps some rumble strips, seed bumps, signs. This would help with safety issues with Lamp Post Lane and Prowell Drive. Reduced speed for cars and trucks coming down the hill would

reduce stress on the bridge and prolong the life of the bridge.

Perhaps the township or county may be looking into building a new bridge in the future.

Discussion of a newsletter coming out. Info on the upcoming neighborhood picnic, front entrance issues, cleaning up after pets, break-ins to houses in surrounding neighborhoods, thanking McVeaghs for donating a picnic table to Pavilion Park, reminding residents to lock front doors while in working in the back yard, asking residents to let the PBCA know if using Pavilion park, pick up litter at Pavilion Park and asking residents to please report all damage or vandalism not only to police, but to the listserv. Knowledge is power and we can look for patterns. Request for babysitters/pet sitters in neighborhood.

Wayne discussed maintenance of parks. Some trees need to come down. Wayne had gotten bids and will have the work down in Pavilion Park. Park committees still need people to help. PLEASE CALL. There will be a weed and feed for the parks coming up. We will try to get the word out ahead of time and/or better signage for feeding. Discussion of doing electrical work at park. Rewiring of electrical box and outlets.

Wayne will be donating a new (used) fridge to the Pavilion. The current one was also a 'previously owned' model and has reached the end of it's second life.

Discussion of picnic. September 8th. The same night as the Penn State/Notre Dame game. We are looking to get a television for the game. Time to be determined. Discussion of whether to make the picnic free. Perhaps \$1 per person to help attendance. Moon walk, water slide, snow cones,

Look for a way to promote folks donating food, stuff. Better signage.

Next meeting July 30th at 7pm - 211 Lamp Post Ln.

Meeting adjourned 7:53.

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## **PBCA Meeting August 20, 2007**

In attendance: Wayne Kessler, Dick Ulp, Jacquie Kirby, David Fish, Nick Cimino, Lee Morrison, Cindy Heidelbaugh, Stephanie Lepley

Meeting started: 7:00 pm

No Treasurer report.

Wayne discussed the front entrance wall. Contractor is doing other higher paying jobs first. Will get to the wall this month. The water spigot will be moved to a more protected location.

The letters will be repaired at J&K signs, they will install and repaint them. The cost is \$260. The new colors will be green outside and white, reflective paint inside. Hopefully this will make the letters stand out better at night.

Wayne got a cost on replacing/fixing lamp at the front entrance that was broken by vandals. To replace is \$400. To get the parts that were broken may be \$130.....if they can be purchased separately. Wayne will talk to Chaz about the best option.

Wayne mentioned that Harry Goff, Carriage House resident, passed away recently.

Newsletter went out. Lee noticed a typo. The date of the Annual meeting is October 15th. In one part of the newsletter, it says Sept. 17th.

Wayne has not heard from the contractor who said he would do some tree removal at Pavilion park. Wayne asked if the board would approve the second

contractor. \$1,500 for the second bid. Motioned and approved.

Chaz will do major electrical work on the Pavilion. He will rewire the entire structure as well as installing a new breaker panel. Wayne will donate a fridge to the Pavilion.

Stephanie asked about putting permanent bases in for the baseball field to prevent people from dragging the sandbags off of the goals and using them as bases.

Discussion of porta potty. Do the month long contract or just for the weekend. The price is \$85 per month or \$99 for a weekend. The porta potty would be serviced by the company once a week. A porta potty at the Pavilion would allow for more use of the park.

Wayne discussed doing a reservation request for Pavilion Park. Could send it out in a newsletter and on-line.

Wayne discussed a change to the by-laws. Wayne would like to increase the number of board members from 6 to 8. This would increase neighborhood participation and would increase the number of folks to take over as officer. This would also, hopefully, increase representation from all the streets in neighborhood. It would be very nice if we could have one person from each street on the board.

Lee discussed starting other standing committees to help with planning and staffing problems. This would help with not having to ask people all the time to volunteer. These people would be in the post for 5 years.

Discussion of starting a regular timetable for newsletter. Perhaps at least once a quarter. Perhaps more for special events such as the picnic.

Wayne discussed creating security options for parks and neighborhood.

Dick discussed the township's plans for the bike path across the creek. They are still planning on doing it. Dick suggested the neighborhood get behind the county adding a bike/pedestrian path to the outside of the bridge. The township may have lost their state grant money and they don't have all of the right-of-ways.

Lee discussed people moving in and leaving stuff around, people with sheds, trailers, etc. Perhaps the board needs to come up with a policy on what the standards are or what the board will do about violators and the current covenants. What to enforce and how to enforce it.

Next meeting Sept. 17th at 7pm - 211 Lamp Post Ln.

Meeting adjourned 8:45pm

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## **PBCA Board Meeting September 17, 2007**

In attendance: Wayne Kessler, Dick Ulp, Jacquie Kirby, David Fish, Ken Ulrich, Lee Morrison, Nick Cimino

Meeting started: 7:00 pm

Discussion of picnic. Wonderful time had by all. Many thanks to all who helped bring it together. If picnic is to remain in the fall, then that would allow for a springtime event. Perhaps family movie night.

Ken gave proposed budget. Money seems pretty even year to year. No big changes in income. There will be some capital expenses this coming year. Rewiring of pavilion is one. Perhaps a gazebo at Front Park.

Budget for 2008 submitted and approved by vote. Dues to remain at \$50 per calendar year.

Pine Brook neighborhood yard sale will be October 12 and 13th. Dave will place ads and make signs.

Wayne mentioned plumber will move and repair the water connection at Front Park that was damaged in the accident with the wall. Possible installation of hose under road using existing pipe.

The outlets at the Front Entrance wall do not work. Nor do the two lamps. PBCA will look into reason for this and make repairs.

Discussion of agenda for Annual Meeting. Bylaw changes, election of board and

officers, presentation of budget and other matters residents want to discuss.

Wayne said the trees needing to be trimmed at the three parks will be taken care of shortly. A new company was contacted to do the work after the first company failed to respond.

More discussion of picnic. The admission prices will be lower next year to attract even more people. The board will investigate purchasing a gently used moonwalk rather than renting every year. This could be used at other events.

Wayne discussed the need for a "Clean Up Crew" to stay after the picnic and do the work needed.

Dick discussed the Township still not being any closer to building bike path on other side of creek. No discussion by county or township on what to do with Orrs Bridge repairs or adding a pedestrian walkway to existing bridge for use by bikers.

There was discussion of contacting and involving other civic associations in area to write letters and contact elected officials concerning Orrs Bridge being the second worst bridge in Cumberland County and to force them to address the issue.

The Pine Brook Pumpkin Patch will take place at Pavilion Park on Sunday, October 21 from 3 to 6pm.

Discussion of how to better follow up on when or if the Block Captains deliver newsletters. There was a case in which the latest newsletter were delivered to a Block Captain but never delivered to the residents by the Block Capatin.

Wayne discussed the possibility of doing a drawing (for 4 free ads in the newsletters) to find out how many businesses are owned or run by people in Pine Brook. We are looking to find out what talent there is in the neighborhood.

If any new residents do not have a directory, please contact any board member and a copy will be provided.

Discussion of including a list of new residents/homeowners in each newsletter as a way to welcome them to the neighborhood.

Next meeting Monday, October 15, at 7pm – Pavilion Park.

Meeting adjourned 7:56.

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## **PBCA Annual Meeting October 15, 2007**

In attendance in person: Wayne Kessler, David Fish, Fred Briggs, Mike Paduano, Jacquie Kirby Hensel, Jim Baker, Ann & Dick Ulp, Lee Morrison, Nick Cimino, Yvonne Abela, Nancy & Jack Struck, Mike Plank, Bernard Solon, Kay Dell, Stephanie Lepley

In attendance via proxy: Armstrong, Arnold, Beissel, Bryer, Cavrigh, Cimino, Condrige, Davis, Detweiler, Devlin, Endlich, Fenwick, Fink, Fry, Futchko, Heckman, Hemler, Hensel, Klein, Koerner, Krider, Lapitsky, Lis, Lombardi, Lose, Maloy, Martinelli, McCarthy, McVeagh, Milano, Nebel, Norato, Olejniczak, Payne, Peduzzi, Pennington, Raber, Reinhard, Rignani, Shipe, Shriver, Smith, Smith, Spade, Stimpson, Stouffer, Straub, Szukalski, Ulrich, Voda, Wareham, Webb, Weikert, Whittaker, Woods, Wright

7pm meeting start:

Wayne started with the announcement of dues and budget. Dues will remain at \$50 per calendar year. The association expects the same level of dues coming in. There will be greater expenses this year for some needed capital expenses. The electrical for the Pavilion needs to be redone. The lights at the front entrance need repair. Perhaps a gazebo for the front park.

Budget motioned by Jacquie and seconded by Nick. Voted by board.

Wayne presented a change to the bylaws to increase the number of board members from the current six members to eight. This would allow for more participation and extra hands to help on projects. Motioned by Fred, seconded by Jacquie, approved by members.

Dave Fish and Ken Ulrich motioned for secretary and treasurer. Voted in by members.

Mike Plank, Yvonne Abela and Jim Baker presented to members for election to board. Other board members presented as well. Members elected.

Current board members are: Yvonne Abela, Jim Baker, Nick Cimino, Cindy Heidelbaugh, Stephanie Lepley, Lee Morrison, Michael Plank and Dick Ulp

Current officers are:

President: Wayne Kessler  
Vice-President: Jacquie Kirby  
Treasurer: Ken Ulrich  
Secretary: David Fish

Wayne opened floor for discussion.

Nick asked about sheds in neighborhood. Wayne said we are using the Township laws and guidance concerning sheds.

Dave mentioned the Pine Brook Pumpkin Patch scheduled for Sunday, October 21 from 3:30 – 6:30pm at the Pavilion.

Meeting adjourned 7:16pm.

Next regular PBCA board meeting is November 19th, Monday, 7:00 pm @ 211 Lamp Post Ln.

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## **PBCA Board Meeting November 19, 2007**

PBCA Board Meeting November 19, 2007

In attendance: Fred Briggs, Wayne Kessler, Mike Plank, Nick Cimino, Jacquie Kirby, David Fish, Ken Ulrich, Jim Baker, Lee Morrison, Cindy Heidelbaugh, Dick Ulp

7pm meeting start:

Ken gave a treasurer report. Money from insurance company for the wall damage has come in. Some dues still coming in. Some advertising money. Money is still on budget.

Ken mentioned that the water at Pavilion should have been turned off today.

Wayne discussed a neighborhood watch due to all the incidents that have been happening lately. A resident has volunteered to lead it. He will research what is needed and will report back to the board. Perhaps start an electronic surveillance program of some sort. Wayne will look into cost of signs.

Remind residents to use the listserv and to contact police if they see anything suspicious or if any incident occur. Get the word out.

Wayne discussed the 2008 directory. Perhaps have kids do an artwork contest for the front cover. The resident info will be requested with the dues letter and in a newsletter. Advertising will be requested. Residents will be reminded that only fully paid members will get a directory. Advertising rates will be \$50 half page, \$100 full page. Perhaps start a list of electricians, plumbers, etc. that live in the neighborhood. Any resident that has a business will be offered the chance to be

included. How this will be done will be worked out later. Babysitter section? Pet sitters? Garden/lawn work? Pricing TBA.

Wayne discussed the repairs to the front entrance. The wall has been repaired and the water pump/faucet has been fixed. Insurance covered the costs. The lamps and outlets on the pillars are not working. Waiting for Chaz to find the time to look into it. One of the spotlights is burned out. Wayne has pricing for either repairing the broken parts of the lamp or replacing the entire fixture.

Discussion of installing a hose under the road at the front entrance for use with the landscaping.

Discussion of holiday decorations for the front entrance. Lee will head that up.

Discussion of doing caroling again this year. Need a volunteer to do it. Will promote luminaries again this year. The association will buy some bags and sand and make them available to the neighborhood. Both will be mentioned in the newsletter.

Discussion of pavilion park electric work. Still planning to do it.

Discussion of "improved curb appeal award" for the neighborhood. This would be a way to do something positive to promote residents improving the appearance of their houses. What would be involved is TBA. Perhaps a "yard of the month" contest. The winner would get a sign to put in their yard and bragging rights. People can 'nominate your neighbor' to put in newsletter.

Meeting adjourned 8:00 pm.

No board meeting in December.

Next regular PBCA board meeting is January 14th, Monday, 7:00 pm @ 211 Lamp Post Ln.

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