

# ASPEN VILLAGE PHASE TWO PLAN

## Recorded Minutes

Meeting of April 24, 2019 at Ross Township Municipal Park 1000 Ross Municipal Drive, Pittsburgh PA 15237

## Attendees

Board Members present: Toby Venar, Glenn Lechner, Marie (Bunnie) Pellick, Eric Wortzman and Daniel Schollenberger.  
Residents: Beau Rattigan, Cathy Senko, Daniel & Kelly Hoffman.

Agenda Items: Financials / Landscaping / Spraying (BugsBGone) / Painting / Power Washing / Capital Projects Discussion / Announcements - Community News

- **Important Announcement: The first of two Roof Replacement / Capital Assessment had been presented at the April Meeting. There will be one more discussion, Wednesday May 22<sup>nd</sup> at 7 PM. The Meeting will be held at Ross Township Municipal Park, 1000 Ross Municipal Drive, Pittsburgh, PA 15237.**
- Roll Attendance
- Finance
  - Eric distributed April's finance spreadsheet. Reviewed the spreadsheet.
  - 3 Check(s) were cut at the meeting: Brozewicz Landscaping (March snow removal service) \$620.00. Ross Township Municipal, April Meeting Room Rental (Glenn Lechner) \$60.00. Kenyon Roofing, balance for the gutter cleaning \$1,926.
- Landscaping
  - Landscaping season is kicking off. First mowing occurred Thursday April 25. Mulching has started as well. Our day of service will be Thursdays and we will try to stay on schedule as best as we can.
  - Schodocon submitted a proposal for yearly maintenance of the Redwood parking lot and Mailbox (Dropbox) Installation. The Board will review the bids.
- Spraying for Stinging Insects and Ticks
  - Bugs B Gone were on the premises Monday April 29. Spraying has been completed.
- Power Washing
  - Accepted Bella's Army bid for Power Washing and Painting for two buildings (Redwood 400, 402,404,406 & 408 and Redwood 410,412,414 & 416). Target date for work is in July.
- 2019 Services
  - Bugs-B-Gone – Completed.
  - Bellas Army for Power Washing and Painting of Buildings Redwood 400 – 408 and Redwood 410-416 – Target July 2019.
  - Road Upgrade or Replacement – Engaged Protech and Quality Asphalt for bids on streets and driveways (seal / replace) – Target June. Will follow up with providers for bids. Also, will pass on recommendations to residents on driveways.

- Capital Projects Discussion (Roads, Roofing, Siding and Insurance)
  - The roads will be either be resurfaced or full replacement in 2019. There will be no special assessment for this. This will come out of operating expenses. As we seek estimates we will ask them to look at any driveway they feel needs replaced and have them give an estimate. This does not mean the homeowner needs to have replaced at this time but an estimate for what it would cost. Also, if you would like your driveway sealed, we will ask them what that would cost. Driveway replacement and sealing will be for the homeowner to cover, not the Association. This would be the ideal time to get any of this work done.
  - The number one Capital Project is roof replacement. The board continues to outline a roadmap for this project. Toby has put together a power point presentation, estimates and timeline. The board is hoping to complete this soon and start communicating to homeowners.

End of meeting, 8:27 PM

### Announcements – Community News

Next board meeting Wednesday, May 22, 2019, 7PM at Ross Township Municipal Park, 1000 Ross Municipal Dr., Pittsburgh PA 15237.

Residents, please clean-up after your pets. The board has received complaints from residents where pets are doing their business in residents privately owned yards. We ask that you have them go in the common areas and clean-up after them. Thank You!!

Parking. Please use the common parking lots if room. Still seeing cars parked where they should not be. Blocking the mailboxes, in front of the fire hydrant and half way on on the street, which is hindering the view of drivers pulling in and out onto Aspen Trail. Multiple cars have had warnings placed on their windshield. Please be respectful to your neighbors. Thank You!

Garbage Day is Friday. Please if you are throwing out a large item, you only move it to the front lawn Thursday night. It is an eye sore sitting in the front yard during the week. In addition if you are using garbage cans, please put a lid on them. The animals have been getting into the garbage and spreading it through the neighborhood. Finally, if you are using a garbage can, please place it at least 3 feet from your recycle bin. If they are too close and recycling comes before garbage, the recycle truck arms are knocking over the garbage cans. **Note: Garbage cans can't be stored in the front of the house. They can't be seen from the street. Please move inside or to the back of the house out of view.**

### Board of Directors

Toby Venar, President	422 Redwood Ct	412-732-0574	<a href="mailto:tvenar@gmail.com">tvenar@gmail.com</a>
Eric Wortzman, Treasurer	203 Ashton Ct	412-559-4382	<a href="mailto:ewortzman@egconley.com">ewortzman@egconley.com</a>
Glenn Lechner, Secretary	416 Redwood Ct	412-498-5679	<a href="mailto:glenndawg02@gmail.com">glenndawg02@gmail.com</a>
Bunnie Pellick, Board Member	208 Ashton Ct	412-979 5982	<a href="mailto:marie.pellick@thetwentiethcenturyclub.com">marie.pellick@thetwentiethcenturyclub.com</a>
Daniel Schollenberger, Board Member	206 Ashton Ct	412-612-0442	<a href="mailto:schodocon@msn.com">schodocon@msn.com</a>

AVP II Mailbox – Where to send Association Dues.

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