

The Villas at Shrewsbury
Annual Meeting Minutes
September 18, 2025
Hampton Inn

The meeting was called to order at 7:03 PM.

Welcome

Acting chairperson, Randy Holter, began the meeting with the introduction of Board members, CAM, Architectural and Landscaping committee members and Guest Speaker, Art Rutledge. New residents of the community were invited to introduce themselves, sharing their names and house numbers. Randy concluded with thanking all residents for their participation in the meeting.

Quorum

Quorum was met with 29-unit owners present.

President's Comments

Before proceeding, the President took a moment of silence to acknowledge the police officers who were killed and injured in York County. Guidelines for the meeting were reviewed. The meeting was being recorded and it's a non-voting meeting.

The President welcomed the residents to the 21st annual meeting. She thanked the social committee for providing the sweets for this evening's meeting. She stated the purpose of the meeting is to listen to resident's concerns, answer questions, give updated information and correct any misinformation. Two items from last year's survey were addressed, condominium verses HOA community living and the job of Board members. The President brought up the issue of vehicles being parked on the large lot for extended periods without notification. The board emphasized the importance of following rules, especially Rule 31, which requires notification of parking on the lot. The President concluded by thanking the attendees for their participation and encouraging them to refer any questions or concerns to the management company.

Approval of Minutes

Since there were no corrections to the minutes, the minutes were approved as written.

Treasury Report

George divided the report into three parts:

1. Financial – Checking Account, \$80,415; Receivables, \$2,150; Total Cash to Date, \$82,565; Capital Reserve Account, \$320,839; Cash on Hand, \$403,405; To Date, Debit, \$92,056; Year End Debit, \$37,543.
2. He discussed plans to conduct a reserve study with Complex Solutions LTD for \$2300 to assess the capital reserve account funding levels.
3. George discussed the tree planting and maintenance plan for the community, highlighting that 72 trees were planted in the past two years, and 50 more will be added in 2026. He explained that pruning and replacing dead trees are part of the plan, with a budget of \$12,000 for next year, and \$60,000 over 5 years.

Guest Speaker

Art Rutledge, chairman of the Shrewsbury Township Board of Supervisors, provided updates on various township projects and issues. Some items mentioned are: Aldi will open at the end of November; a high-friction surface was applied to Mount Airy Road; status of a planned over 55 community development; acquisition of land for Miller Park; ongoing efforts to extend sidewalks; significant changes to Paul Smith

Library; increase in price to SPCA's contract for stray animal removal; trash collection issues; distribution of a new township map. Art encouraged residents to sign up for Savvy Citizen for community updates.

CAM

Joy Jackson reminded and discussed the resale process for any owners that might be looking to sell in the future. Joy reminded owners that all financials, minutes, etc. are available on the homeowner portal.

Committee Reports

Susan McKenna, member of the Landscaping Committee, highlighted the need to follow native plant guidelines to prevent invasive species and discussed concerns about toxic and invasive plants entering the neighborhood. She emphasized the importance of adhering to rules and regulations and encouraged residents to consult the committee before starting any landscaping projects.

Linda Weber, representing the Architectural Committee, highlighted the importance of completing architectural forms for projects like light fixture changes and outlined which projects required township approval. The conversations ended with a reminder about committee member recruitment and the process for joining various committees.

Presentation of Topics

Marlene Hebel discussed issues with grass cutting, highlighting concerns about high grass affecting older residents and dog walkers. She requested an investigation into the grass cutting practices. Marlene raised concern about home inspection being limited to the front yard.

Toni Averbach provided information on tree planting, noting that it takes an average of 5 years for a tree's root system to become established, and explained the history of tree watering and maintenance in the community.

Glenn Sheperd discussed Rule 26, which grants the power to levy fines for dispute resolution, emphasizing the importance for due process and the right to be heard. He stated that the original rules included the "opportunity to be heard" but was removed in 2008. Glenn argued that fines should not replace the need for a hearing, as it undermines due process.

New Business

The Board reviewed survey results from 30-unit owners showing a strong interest in various committees and social activities. People expressed interest in having spring meetings, serving as member-at- large board participants, game nights, cookouts, and walking clubs to name a few. The meeting discussed water pressure and the cost of repair for a cracked storm drain.

Announcements

The association had a loss of two of our residents this year., Michael Mackney and David Ford. The association sent out pre-election guidelines in the mail to insert in your rule book.

Adjournment

The meeting adjourned at 8:50 PM for attendees to engage in conversation.

Respectfully submitted by,

The Executive Board