

Pine Brook

Nestled by the scenic Conodoguinet Creek

Minutes of PBCA January 19, 2004 Board Meeting

Pine Brook Civic Association Meeting January 19, 2004

In attendance: Fred Briggs, Dick Ulp, Ken Ulrich, Geoff Moomaw, Denton Stoner, David Fish, Wayne Kessler, Stephanie and Chaz Lepley

Meeting started 7:30 pm

There was discussion of a sign for Pavilion Park. Fred showed the board a quote he got from J&K signs for \$190. This would be for a 2x16 foot sign. It would say, "Pine Brook Neighborhood Community Park" and be installed on the fence facing Orrs Bridge Road. The purpose of this sign would be to create awareness that Pavilion Park is privately owned. It is also to be a way to demonstrate civic pride in our neighborhood and as a way to "show off" that the park is an asset of Pine Brook and part of what makes our neighborhood a very desirable place to live. Fred asked if the Board would like to approve the purchase of the sign. Dick motioned for a vote, Geoff seconded and the motion was passed. There will be later discussion on the exact size of the sign and where it will be placed.

Fred noted that Chaz and his brother took down the trees next to the pavilion. This was necessary because the trees had grown too big and were creating problems for the structure. (The trees were blocking sunlight which created moisture problems, hitting power lines and providing access for insects to infest the wood.)

Wayne announced the directory will be ready for delivery by February.

Ken mentioned the PBCA has received \$300 in dues so far.

Fred wanted to thank the Taylors for leading the singing during the PBCA Caroling Night at the Pavilion. 45 residents attended. Everyone had fun singing and enjoying the snacks and hot chocolate. The event even made the front page of the Patriot-News.

Dick mentioned that some folks had trouble getting to the pavilion for the caroling from Oxbow because of the rough ground and darkness. Next year some lights will be provided to help with that problem.

Fred asked for members of the Board and residents of Pine Brook to please submit ideas for consideration. If there is any project or idea that you feel the Board should discuss, please let us know. (For example: a flag pole by the front entrance, improved landscaping, a gazebo by the Front Park, and electric lights on the stone columns by the front entrance.) No idea is too extreme OK, some are, but please submit any idea within reason! This doesn't mean everything will be adopted.....but, one idea may lead to another idea which could lead to another idea that can be incorporated. It is better to have too many projects than none at all. Please contact any board member or call Dave Fish at 737-6635. Email PBCAmail@yahoo.com

Work is to begin on the 2004 PBCA dues solicitation process.

Stephanie reported her mailbox had been vandalized. She had heard of more mailboxes being hit on Harness.

Next board meeting is Feb. 25, 7:30pm, 539 Lamp Post Ln.

Meeting adjourned 8:05 pm.

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Minutes of PBCA February 25, 2004 Board Meeting

Pine Brook Civic Association Board Meeting

In attendance: Fred Briggs, Denton Stoner, Dick Ulp, Rich Muza, David Fish, Lee Morrison, Don McCallin, Mike Gossert

Meeting called to order 7:30 pm

Don McCallin (Hampden Township Commissioner & Pine Brook resident) and Mike Gossert (Asst. Hampden Township manager) attended the meeting to give a brief talk about the CERT program. (Community Emergency Response Team)

This program will create teams that will receive specialized training and would provide immediate assistance until more help can arrive. The goal is to have a team in each neighborhood. They would provide "hazard mitigation" in the event of an emergency.....help turn off power, gas, provide basic first aid, assist in searching, etc. CERT is about readiness, people helping people, rescuer safety, doing the greatest good for the greatest number.

County and township emergency teams are looking for people in each community that would liaison with them.

An example where CERT would be useful is in the event of a natural disaster. If Orrs Bridge and parts of the road were to be washed out due to flooding or the roads closed due to trees being knocked down following a hurricane, it could take one or two days until the roads were reopened. (Imagine the entire mid-state region being hit....our neighborhood might be low on the priority list) It would be nice to have trained volunteers in our neighborhood to assist while we were isolated. Team members could provide information back to the main headquarters. (i.e. number of houses damaged, severity of damage, who needs medical attention and how serious) These teams would be the first line of response probably for the first 24 hours. They would also prioritize relief needed from the proper authorities as soon as it would become available.

Members would be volunteers from our neighborhood and would receive training in disaster preparedness, disaster operations, search & rescue as well as basic first aid and basic fire fighting.

The Township is looking for at least 6-10 people per neighborhood. However, they will take as many as are interested. The ages are 18 on up. But any reasonable age can volunteer. (Example: 14 year-olds could help with certain

jobs - being runners or helping in searches, etc.) Also, anybody with special skills would be utilized. Electricians, nurses, contractors, etc. In one neighborhood, a woman called to let the Township know that her dog was a certified search & rescue animal.....they could give her a call anytime that service was needed. Ex-military members that had fire-fighting training as part of their service could also be used. So, even if you think you might not want to volunteer for all the activities, then at least consider volunteering your special training or abilities if needed.

Members will receive 20 hours of training (in 3 - 5 sessions). The Township would provide all necessary equipment.

Members of the CERT team would only be used in a neighborhood emergency and you would be helping your fellow residents of Pine Brook. If you are interested in learning more, please contact Mike Gossert at 761-0119.

In other neighborhood business, Don mentioned that if any residents has been a victim of vandalism, please contact the Township police. Better yet, if you see the vandalism in progress (or you saw/heard it just happen) contact the police right away. The sooner they know about it, the sooner they can do something about it. The police have caught some kids "in the act" because a few residents called as soon as they heard a mailbox getting tagged.

The neighborhood directories are ready to be handed out. The Board decided to delay the distribution until the dues solicitation letter has been mailed. Then the directory will be delivered along with the next newsletter.

There was a discussion of placing ads in the newsletter. It was decided to put a notice in the next newsletter inviting any one interested in advertising to contact David Fish at: pbcamail@yahoo.com

There was discussion about the sign to be placed at Pavilion Park. It was decided to meet with the sign maker to go over the various options in order to come up with the best sizes of the sign and text to meet the needs of the association.

There was discussion of providing the PBCA directory as a PDF file. The advantage is that updates to the directory can be provided right away. The disadvantage is that supplying the directory in an electronic form would make it easier for telemarketers to potentially abuse the data. It was decided to provide updates to the directory - new names and corrections - via the newsletter.

It was noted that the directory should have a statement to the effect of "The information in the directory is for the use of Pine Brook residents only."

There was discussion of improving the landscaping around the community

properties. What is needed is for the creation (re-creation, actually) of a Garden Club or Landscaping Committee. It was decided to include a notice calling for volunteers in the next newsletter.

There was discussion of improving the signage at the front property. Dick mentioned that the sign "Pine Brook" can only be seen from one direction. He also mentioned that the words are hard to see because they are black against grayish stones and the cages around the lights partially block the letters from certain angles. Dick provided some photos from the early 1980s showing much bigger letters that were painted white and placed on the upper level of the stone work. Different options were talked about. Better lighting, different types of signs, adding a sign. It was decided to keep the discussion going and look at various options. Dick will also contact some sign makers and landscaping folks to get some plans and costs.

The next PBCA board meeting will be on Monday, March 29th at 7:30 pm at 539 Lamp Post Ln. As always, all are welcome to attend, join the discussion and give your input.

Meeting adjourned at 9:10 pm.

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Minutes of PBCA Meeting March 29, 2004

Pine Brook Civic Association Board Meeting

In attendance: Lee Morrision, Fred Briggs, Wayne Kessler, Dick Ulp, Rich Muza,

Denton Stoner, David Fish, Ken Ulrich, Stephanie Lepley

Meeting called to order 7:35pm

Discussion of including copy of PBCA bylaws with Welcome Baskets.

There was a discussion of the recent work at Hidden Park. Dave Fish and Michael Anderson painted the swing set. Fred & Peggy Briggs, Dan Keich, Dan Keich II (Fred's Son-In-Law), and Dan Keich III (Grandson) installed the PlayCenter 5 in the park. The new addition is already a big hit with the kids. There was also discussion of painting the big slide. The slide was the best looking piece of equipment in the park, but since everything has been painted, the slide now looks rather shabby. When volunteers can get some free time, the slide will be painted.

Ken discussed the budget. He said the insurance has been paid. He also announced that over \$9,000 in dues have been collected so far. This represents over 180 paid memberships. (Note: As of April 12, the numbers are 230 paid)

It was decided to turn the water back on in Pavilion Park on April 15th. Hopefully it won't snow anymore after that.....

There was discussion of the metal sign for Pavilion Park. The final format, text and colors were presented and approved. The board will be getting two identical signs - 1 foot by 16 feet - to be installed on the fence facing Orrs Bridge Rd. The signs will say "Pine Brook Neighborhood Park." One sign will be installed and the other will be kept in reserve for if the other sign wears out or gets destroyed. The cost for both signs is \$270. The purpose of the sign on the fence will be twofold. One is to showcase to the public that Pavilion Park is owned by the residents of Pine Brook. The fact that we own three parks is part of what makes our neighborhood so desirable a place to move. The other purpose is to announce that Pavilion Park is privately owned.

The date for the Summer Picnic was discussed and it was decided to hold the picnic on Saturday, July 10th from 3 to 10pm. The rain date will be July 11th. There will be a notice on the listserv and the next newsletter.

There was discussion on what to do about the swings in Hidden Park. The chains are in very good shape, but they have surface rust in some places. The kiddie swings should be replaced. It was decided to look into various options and get some prices.

The lights at the Front Entrance were discussed. The gas lights on top of the stone pillars have not worked for some time. Both have been vandalized. The board would like to replace them with electric lights, but the problem of getting electricity across the street is still the major stumbling block. Solar lights were

discussed and the costs will be looked into by Dick Ulp. There was also discussion of getting a water hook up to be used for watering any landscaping done to the area.

Dick Ulp mentioned a growing number of cracks in the stone walls by the front entrance. He will look into getting some bids for maintenance work. If nothing is done, the water freezing and thawing each winter and spring will destroy the wall.

The board discussed various ways to improve upon the signage at the front entrance. It was decided to contact various sign companies and landscaping folks to get their input.

Stephanie Lepley mentioned that she and Chaz were going to get a number of flat stones (for free) to build a walkway to the creek at the Front Park. She also talked about the upcoming Spruce Up The Front Park day on April 17th.

The board discussed the possibility of getting some more picnic tables at Pavilion Park. The need for a picnic table at Hidden Park and the Front Park was also discussed. Fred asked for some prices of tables - and a gazebo - to be presented. He also mentioned that he will contact the Vo-tech schools in the area and see if they would be willing to provide free labor. This is how the Pavilion was built.

The board also decided to accept some ads for the newsletter at a cost of \$25 per business card size ads. The board reserves the right to accept or reject ads.

The next board meeting will be on April 26th, 7:30pm at 539 Lamp Post Ln. All residents are welcome to attend and express their thoughts.

Meeting adjourned at 8:40pm

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Minutes of PBCA Meeting May 24, 2004

Pine Brook Civic Association Board Meeting

In attendance: Lee Morrison, Fred Briggs, Wayne Kessler, Dick Ulp, Denton Stoner, Ken Ulrich, Chaz Lepley

Meeting called to order 7:35pm

Discussion of Lee's investigation into the Planned Community Development Act. More investigation will be pursued by Fred for next meeting.

Ken discussed the budget. At this point in the budget year, both expenses and revenue are slightly higher than projected, leaving the Association at about the same point as budgeted for money in the bank.

A discussion was held over requesting money on a "per project" basis. The consensus was that the Board will not make separate requests for funding for projects except possibly at the time of requesting dues, and would allow the donation to be earmarked for a specific project at that time.

Dave Fish is chair of the Picnic Committee. The board received email from Don McCallin that barring any emergency response, the picnic should have representatives from EMC, Fire and Police services on hand, as they were last year. The date for the Summer Picnic is Saturday, July 10th from 3 to 10pm. The rain date will be July 11th.

There was discussion about providing another survey to residents about future projects and priorities.

Fred announced that new picnic tables were coming to the Pavillion Park, that the repointing of the bricks at the front entrance on Lamp Post Lane had been completed, and that Donna Ulrich and family had been working on the landscaping at the front entrance. (Note: the new picnic tables have now been

delivered) Also, water is now in service at the creekside property of the front entrance at Lamp Post.

It was resolved that unbudgeted purchases required on an emergency or time-sensitive basis of up to \$500 could be approved by a majority of officers. Anything more requires approval at a Board Meeting.

Additional topsoil is need for the front entrance to fill in gaps from the water connection. Dick Ulp is making arrangements.

There was discussion of whether the Board should provide flowers or other memorial for current residents that pass away. Further discussion is expected, including the possibility of incorporating some sort of commemoration in future landscaping at the front entrance on Lamp Post Lane.

The sign for Pavillion Park should be delivered next week.

There was additional discussion about work on the lights at the front entrance of Lamp Post Lane. Dick Ulp had pulled together some costs on providing electricity for the lights rather than gas, and costs were considerable. Further discussion and future budgeting to be discussed.

The next board meeting will be on June 21st, 7:30pm at 539 Lamp Post Ln. All residents are welcome to attend and express their thoughts.

Meeting adjourned at 9:24 pm.

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Minutes of PBCA Meeting June 20, 2004

In attendance: Fred Briggs, Denton Stoner, Dick Ulp, Rich Muza, Wayne Kessler, David Fish, Ken Ulrich, Lee Morrison, Geoff Moomaw, Bernie Solon

Meeting began 7:30pm

Fred introduced Bernie Solon. Bernie gave a talk about the proposed bike path on the other side of the creek. He described possible effects of the path to the creek. One is that the path will be in the flood plain. Could impact the well being of the creek and wetlands. The total effect the path would have on the creek would depend on where the path is located along the bank. Could effect wildlife, could disrupt the flow of water from streams.

He also expressed some concerns about the level of planning by the Township. Bernie asked to see the plan for the bike path and the Township engineer did not have it available. There seems to be a discrepancy with the state as to the type of surface to be used. The Township is thinking of asphalt and the DEP thinks it will be crushed stone. Bernie was not able to get a total cost of construction from the Township either nor a full accounting of where the money is coming from to pay for the path.

Ken talked about the PBCA budget. He said the money that has come in from dues is right on line with projections. The expenses are also right on line. Overall the association is doing well.

Fred thanked Donna Ulrich for her work on the landscaping around the front entrance. The plants look wonderful.

Fred said that he has discussed with the Vo-tech school about doing some design work on a garden plan for the front entrance. The school would do this as a class project and there would be no cost to the PBCA for any plans they come up with.

The tanbark fund is working well. So far \$430 has been raised. Now all that has to be done is to find a time when some volunteers can get together to move the tanbark once it is purchased.

Stephanie and Chaz Lepley have installed a sign showing the location to the entrance of Hidden Park. They have donated the sign to the association. Thanks much from the PBCA.

Four new picnic tables were placed at the Pavilion. They were constructed by the carpenter's shop at the vo-tech school.

There was some discussion about the debris building up around Orrs Bridge.

Don will look into it and will get back to the board.

Discussion of bridge maintenance and issues concerning Orrs Bridge. A letter from the county stated that the bridge, while not looking very good, is still in good shape and will undergo routine maintenance soon. How much work will be done at that time is still not known.

Next meeting July 26, 2004 7:30pm at 539 Lamp Post Ln.

Adjourned 9:05pm.

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Minutes of PBCA Meeting July 26, 2004

In attendance: Mark Heckman, Fred Briggs, Denton Stoner, Dick Ulp, Bernard Solon, Dave Fish, Wayne Kessler

Meeting began at 7:30pm

Fred gave an update on the Planned Community Act and information Lee had supplied. Fred mentioned that he gave the information to a lawyer he knows who is reviewing it. The lawyer will give an opinion as to whether it is worth pursuing any further and what the possible cost would be.

Fred and Vi Thompson met with the Cumberland County reassessment folks. They said that the county did not go house to house for inspections for the 2004 reassessments. Instead, they relied on a computer program that set values for land and houses. It was assumed that most of the houses in Pine Brook have

been updated and well maintained inside and out. Also, it was thought that many of the properties were undervalued in the 2000 full value assessment and this program attempted to reconcile that. In addition, there have been mistakes found in the data the county used in determining the square footage of houses. If a resident believes that a mistake was made in their reassessment, they need to contact the county before the August 10th deadline and file the appeal form.

Fred was told by the county folks that the PBCA can not ask for a re-assessment for the neighborhood because that would be considered a 'spot' assessment and that is illegal under current law.

Fred will list this information via the listserv and ask folks to share it with their neighbors who may not be on-line.

Residents may have noticed that the limb on the tree at the Front Park has been cut down. It turns out that around July 4th, someone put some fireworks in the hollow limb and it caught fire. The Hampden Fire Department put out the fire and sawed the limb off. Chaz Lepley has cut the wood into smaller lengths and stacked it at the Pavilion for later use in the fireplace.

The Summer Picnic was a big success. There were 159 people attending and the picnic turned a profit of about \$100. Planning is beginning for next year and the board hopes to build on this year's success and make it even bigger in 2005.

Bernie Solon gave an update on the proposed bike path across the creek. He met with the Township Manager and Asst. Manager. Bernie wanted information on the actual construction plan and info on where the money to fund the path was coming from. He said the information given him was not as detailed as he would have liked. It appears as if an eight foot wide asphalt path with a two foot crushed stone border on each side will be constructed along the side of the creek. This will serve as a bike path and a maintenance road for the sewer. Some of the land has been donated by the owners, but all the right of ways have not been secured. There are also concerns with using Orr's Bridge as part of the route for the bike path. The sidewalk on the bridge is not wide enough for bikes to safely go across.

There was discussion about the possibility of building a bridge from the current treatment plant across the creek. The Township has said this would be too expensive.

There was discussion as to what position the PBCA should take with regard to the proposed bike path. It was decided that unless a majority of the neighborhood were to be against the path, then the board will have to 'officially' remain neutral. (Individual board members could take whatever position they would like as citizens of Hampden Township)

Dick and Bernie will get more information and then write a letter to the neighborhood addressing their concerns.

The need for additional tanbark for all the equipment at Hidden Park was discussed. This will be an ongoing project depending on the amount of volunteers that show up to help.

There was discussion about announcing the upcoming October General meeting and how to announce the election committee members.

Dave said that he and Betty would like to bring back the Pine Brook Pumpkin Carving at the Pavilion. He requested money from the board to provide some supplies, drinks, cups, etc. for the event. \$150 was approved. (Much less will most likely be used)

Wayne discussed holding a 'movie night' at the Pavilion. He will look into getting the necessary equipment for the event. Ideally he would like to borrow the projector, but Wayne will also look into the costs for renting it.

The next meeting will be on August 30th at 7:30pm at 539 Lamp Post Lane.

Meeting ended at 8:54pm.

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Minutes of PBCA Meeting August 30, 2004

In attendance: Fred & Peggy Briggs, Dave Fish, Don McCallin, Wayne Kessler, Rich Muza, Ken Ulrich, Lynn Habbestad, Bernard & Eleanor Solon, Elizabeth

Frantz, Lisa Bonafede, Ben Peters, Denton Stoner, John & Julie Perrine, Len Graff, Mark Heckman, Emily Distefano, Dale & Rose Marie Updegraff, Mike Paduano, Betsy Hemler, Hazel Bowers, Elizabeth Presto, Lee Morrison, Doug & Kathleen Stimpson, Guy Brunt, Susan Turner, Michael Plank, William & Amelia Avdellas, Geoff Moomaw, Fred Hower, John Bradley, Jackie Lapitsky, Dick & Ann Ulp, Jerri Smith

Meeting started 7:30pm

Fred Briggs addressed group. Said we will be electing a new president and vice-president in the October Annual Meeting - October 18th, 7:00pm, Pavilion Park.

A new newsletter is coming out and will include proxy form for the annual meeting.

Normal business suspended so we could to the topic of the bike path.

Hampden Township manager John Bradley addressed the group. He told of the history of bike paths in the community. How the paths used to be simply an extension of the roads, but now are created on their own for safety reasons. Also, bike paths are being built not as 'money making' operations, but for the good of the community. Something for families to enjoy. The standard used for the construction of bike paths is the Federal standard from the U.S. government.

The Township has come up with a comprehensive plan. ([Click here for maps](#)) Part of the plans include getting folks to Creekview Park via bike paths.

The Pine Brook bike path at the end of Lamp Post lane is the only one in the township that allows pets.

The bike path along the creek across from Pine Brook was chosen to bring other parts of Township into the system. It also included the sewer easement. The current path is the truck path used by sewer maintenance vehicles. It would connect the east and west sides of the Township.

DEP and Army Corp of Engineers said the path shouldn't be a problem. There is a wetland, but a wooden bridge (like the one by the golf course) can be used to cross it.

\$21,000 came from a grant, but it is Federal money. If it is used, the hoops that the township would have to jump through and the studies required could take up to a year to complete and could cost \$17,000 to do. John said he is not sure if he would use that money or not.

The township has to get the right-of-ways from 18 land owners. Two owners control 2/3 of the land. The township does not currently have all the right-of-

ways.

One advantage is that if right-of-ways are secured, they will then be under local government control instead of private hands. This would mean any future development of the existing land would have to get the right-of-ways from the township instead of the land owners.

John said, addressing the concerns of the damage caused by the construction of the bike path, would be temporary and the plants would grow back. He pointed out that any major damage to the creek would have occurred when the sewer pipe was built in the mid 70's with all the heavy construction used in that process.

When the Youth Park (off of Orrs Bridge Road) was built, there was a lot of initial distrust from the land owners on both side of the creek. All of the same questions being raised about the proposed bike path were raised about the Youth Park. Since the park has been built, there have been no problems and the residents are very glad the park was built. The same was said about the bike path at the end of Lamp Post Lane. Initial concerns.....but now the residents are happy it was constructed.

Keep in mind that some other cities don't do projects such as bike paths unless they can make money off of them. This project is part of a township wide plan to do something that will benefit all.....not to make money.

Fred then asked some questions of John.

Q. There are concerns about the bike path ending at the spring on Orrs Bridge. Is the bridge unsafe for kids to use?

A. The mating of the bridge to the path has not been done yet. A bike club will be consulted as well as township engineers. However, bridges on bike paths are never designed for riding.....just like everywhere else, bikes are not allowed to be ridden on sidewalks. People will dismount the bikes and walk across. The township will put up signs saying that. The township has not designed the bike path for small kids to use all the way to Creekview and, hopefully, parents wouldn't allow that unsupervised.

Q. Concerns about the 'remoteness' of the path. How would police monitor it?

A. The police welcome the path. The paved surface will allow them access they don't have now. No motorized vehicles are ever allowed to use any bike path, so concerns about motorcycles or dirt-bikes driving on bike paths have not come true anywhere else. And, even if some kid does take a motorbike back there, residents should do what they should do now.....pick up the phone and call the

police.

Q. Doug Stimpson asked: Is it not believable that kids would ignore signs about not riding on the bridge. What about liability? Will the bridge be fixed before the path is completed?

A. So far the township has been fortunate. It is a matter of risk management. Also, keep in mind that the bridge is owned by Cumberland County. The risk is to the county. As of now, the county has no plans to widen the bridge.

Q. Elizabeth Frantz asked: She has concerns about kids going across bridge and cars coming down Orrs Bridge road and possibly sliding into kids.

A. We can look into putting in guard rails.

Q. Colleen Stimpson asked: If the path is built, won't that increase the number of folks going along the creek? Won't that increase the problems? Won't that be noisy? Will the township install lights and what about people needing help? Will the township install phones every so many feet so people can call for help?

A. Don McCallin answered: As a fire department volunteer, I can tell you that the fire department is never liable for delays in response for help. The path will increase the access for rescue vehicles if needed.

A. John responded: Hopefully the path will increase parents, joggers, bikers and others to use it. That is the purpose of it. The more people using the path, the more 'eyeballs' will be watching out for trouble makers. The other bike paths have not had problems with kids hanging out causing trouble.

Q. Mark Heckman asked: I hear shots sometimes from the other side of the creek. Will problems increase with more people? Won't a paved road increase development on that side of the creek?

A. Wouldn't you want the police to respond faster to complaints of gun shots? The path will allow them greater, faster access. Also, the bike path will stop future development of the area. The reason is that the township would own the right-of-ways instead of the current situation where private land owners do. Right now, there is nothing stopping the land owners from selling those rights to the highest bidder.

Q. Will the path effect wildlife?

A. It hasn't yet. There is a sewer maintenance road there now. The wildlife will go where the food is.

Q. What effect will the pavement have on the environment?

A. The township is looking into using modern material that is permeable to rain water. Obviously, where the pavement will be, no plants will grow back, but along the sides of the path they will. Also, isn't a piece of asphalt worth the cost of enjoyment for all?

Q. Guy Brunt asked: Pine Brook is changing. More families are moving in. The bike path at the golf course and the one across the creek will be a positive benefit for all. They will allow people to exercise and enjoy the outdoors.

A. Pine Brook already has their bike path at the end of Lamp Post Lane and residents are enjoying it. Why can't the residents of Country Club Park have their bike path to enjoy as well?

Q. Geoff Moomaw asked: I am 100% in favor of the bike path. Comments about liability of Orrs Bridge - no difference in liability if the township doesn't include the bridge as part of the bike path or bike routes. But, what about trees being cut down during the construction of the path?

A. There are no plans to remove any additional trees. The current access road winds around trees and that is the same route the path will follow.

Q. Bernie Solon asked: The asphalt will permanently change the zone near the creek. The road put in will increase motorcycle use. Sediment problems due to increase construction will add to the problems in the creek. There is a petition going around Pine Brook and over 200 folks have signed it. Will the township commissioners approve the money in open session?

A. The money has been appropriated and is already in the budget. There is no need for further council involvement. The only question is whether I (John) will continue the bike path as a budget item on the next year's budget.

Q. Jerri Smith asked: Our family uses the current path, muddy as it is, right now with no problems. Why pave it? What about development concerns.....isn't it a flood plain and doesn't that prohibit builders?

A. Right now developers can build there. It is still zoned residential and there are rules on the books for what is needed to build in a flood plain. But it can be developed.

Q. Guy Brunt asked: It looks like a lot of NIMBY is going on. (Not In My Back Yard.) As for concerns about the destroying of the creek environment - maybe people living along the creek need to look at the damage they are causing themselves by over fertilizing their lawns and the nitrogen runoff causing much

more damage than any small effect the path would have.

A. The path has met all environmental standards by the government. In a non-related item, Guy brings up a good point. Coming up soon, the DEP will lower the amount of nitrogen that sewer treatment plants can release into the creek. The problem is with the homeowners, not the cities, but DEP finds it easier to go after the treatment plants instead of thousands of owners. The result is that the problem won't really change..... but the cost for fixing the treatment plants will be in the millions and those costs will have to be passed on to the homeowners.

Q. If the goal is to link neighborhoods to the bike system and allow access to Creekview Park, why not build a bridge across the creek at the end of Lamp Post Lane where the current bike path is?

A. Bridges are very expensive. In fact, a bridge has been offered to any township that wants it for free. But, it would cost over \$100,000 just to dismantle and move it. Then you'd have to pay to rebuild it.

Q. Will there be public discussion?

A. The bike path is already on the budget. It is not open to public debate at this point. But, as Township Manager, I do the budget every year. Every resident is more than welcome to contact me and express your thoughts and concerns.

Q. Don McCallin asked if a survey could be done in the newsletter with details from both side. The petition that was passed around Pine Brook only gave one side of the argument. Perhaps some residents might change their mind if they could hear both sides.

Fred said that would be done in the September newsletter. It will also include a way for residents to respond "yes" or "no".

Meeting adjourned 9:00pm.

Additional information provided at/before meeting:

From Bernie Solon:

A Report To The Pine Brook Civic Association Proposed Hampden Township
Bike Trail/Road

Impact Study & Other Concerns July 2004

Hampden Township BikeTrail / Road Proposal

The Township intends to build a Bike Trail/Road in the Riparian zone along the Conodoquinet Creek from Little Run Road to the spring on Orr's Bridge Road, a distance of about one mile.

Environmental Impact

The proposed Bike Trail/ Road will have a direct environmental impact on the riparian vegetative zone and flood plain for a distance of approximately one mile.

In this case the riparian zone is a measure of the natural vegetation from the edge of the stream bank out through the flood plain along the creek.

This vegetative riparian zone serves as an interface between the Conodoquinet and the surrounding community. It serves as a buffer to pollutants entering the creek from runoff and erosion and functions to reduce non-point pollution coming off the Carlisle Pike and adjacent roadways. Also, it acts as a filter for air borne pollutants from the heavy traffic on the Carlisle Pike and adjacent roads.

A wetland would be intruded upon and a sanctuary for wildlife disrupted. The Conodoquinet Creek in this area serves as a sanctuary for birds of all types especially the wading birds such egrets and herons, also hawks, owls, ospreys, Kingfishers, ducks and songbirds

Location of the Bike Trail/ Road

The proposed Bike Trail/ Road placement is planned to parallel the Township sewer line that is buried along the creek bank. The proposed Bike Trail/Road will run along the existing pathway at a distance of approximately five (5) to fifteen (15) yards from the creek bank.

Construction and Materials

The proposed Bike Trail/Road will be constructed of a roadbed of crushed stone 12 feet wide topped by an eight (8) foot wide layer of macadam.

Boardwalks, eight feet wide will be constructed in wetland areas.

Flooding

The long-term effects of intensive building in watersheds, flood plains and reduction of riparian zones are well documented. The result is flooding in low areas after periods of heavy rains. This should be of special concern to residents of lower Lamp Post Lane. The creek now runs fast, deep and muddy

as a result of reduction of watershed areas for absorption of runoff, pollutants and sediments. Development continues in the township, apparently without adequate regard for the environmental impact on our waterways. After flooding, pools of water may be trapped behind the roadway producing stagnant standing water breeding sites for mosquitoes.

Statement of Need for the Bike Trail

Township officials have stated that the proposed Bike Trail/Road is needed to provide residents of the Country Club section of the township with a safe pathway to Creekview Recreation area. This is commendable however inadequate it may be. The need for a bike trail must be weighed against the interests of Pine Brook taxpayers.

Economic Impact

The Bike Trail/ Road will result in a negative impact on Real Estate values in Pine Brook.

The residents of Pine Brook who purchased homes along the creek paid a premium price for their homes because of the view, peace, tranquility and wildlife in their backyards. They pay a premium property tax every year to the County and Township for the privilege of living in this neighborhood. The township must consider these taxpayer citizen's wishes as well as the few cyclists lobbying for a bike trail. The long time residents remember very well the impact on the neighborhood when the sewer line was constructed. It was the era of "Dirt Bikes" and the noise along the creek made life miserable not only for those residents along the creek but residents throughout Pine Brook. A recent article in the Patriot News (Sunday, August 8, 2004) documents the problems communities are experiencing with motorized scooters and mini-motorcycles.

Safety Concerns

The Orr's Bridge Road Bridge across the Conodoquinet Creek presents a hazard to cyclists using the proposed Bike Trail/Road as a route from the Country Club area to the Creekview Recreation area. The concrete walkway is fifty-two (52) inches wide and the curb is very high. It is impossible for two cyclists to pass on the bridge while riding and even when walking it is too narrow for safety. A typical bike handle bar is 26 to 27 inches across. There is no guardrail on the roadside of the pathway. The Township should consult the Department of Transportation, Pedestrian/Bicycle Program Section for guidance and standards for Bicycle Trail construction.

Maintenance Concerns

- Boardwalk maintenance
- Trees & shrubs
- Fallen trees
- Sediment on road beds after flooding
- Trash cleanup

Bernard M. Solon, Ph.D. 8/8/04

From John Bradley, Hampden Township Manger:

The Hampden Township Board of Commissioners, has a long-standing, continuing program to build upon its bike/walking path network in the Township.

The purpose of the path network is: to provide residents, especially children, an opportunity to walk and/or ride bikes in areas away from main highways, to link developments where possible, and to provide a network leading to our major parks at Creekview and Salem Church. Although major roads would need to be crossed in certain areas, the Commissioners are trying to minimize travel along these highways as much as possible.

The proposed and budgeted path for Pinebrook would run along the Conodoguinet from the cul-de-sac of Little Run Road to the spring on Orrs' Bridge Rd. Persons desiring to cross the Conodoquinet would walk across the bridge and continue along the network.

The asphalt path, would be the standard 8 foot wide, would be approximately one mile in length, would follow the path currently used by the Township Sewer Authority to service its sewer line and would be maintained by the Township Recreation Department. The path has been granted Federal aid, and will meet all environmental standards.

We will require in part, a permit from the state and we also must obtain additional rights of way. We anticipate completion in the 2005-2006 time frame.

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Pine Brook

Nestled by the scenic Conodoguinet Creek

Minutes of PBCA Annual Meeting October 18, 2004

Pine Brook Annual Meeting, October 18, 2004.

In attendance: Fred & Peggy Briggs, Richard & Ann Ulp, Rich Muza, David Fish, Jacquie Kirby, Judy Coughlin, Ken Ulrich, Dave Sears, Lee Morrison, Wayne Kessler, Matt Miller, Ken Mullen, Jack & Nancy Struck, Geoff Moomaw, Stephanie Lepley, Bernie & Elanor Solon. In attendance via proxy: Alan & Mary Alaimo, Richard Alioth, Blanche Armstrong, Mike & Janet Arnold, Amelia & Bill Avdellas, Irvin & Lorraine Beissel, Pam & Bruce Bentz, Rachel & Dave Berry, Eugene & Delores Beutel, Dennis & Patti Bonetti, Hazel Bowers, Michael & Kris Carpinello, Nicholas Cimino, Elizabeth & John Condrige, Rosalie Conti, Shirley Cree, Spurgeon Davis, Charles Detweiler, Gwen Devlin, Charles Endlich, Fluharty household, Frederick Futchko, Greiner household, Donald & Patricia Guthrie, Roger & Lynn Habbestad, Ned & Adrienne Haile, H.E. Haufler, Betsy Hemler, Ted & Mary Ann Hoffman, Mr & Mrs. James Kaldes, Tom & Caroline Kerr, Fran & Lou Killeen, Jerry & Clare Koerner, Emery Kutney, Mike & Jill Lombardi, Roger & Elizabeth Lose, Tyrone Maitland, Howard Mawby, Anthony & Ruby Mayeski, Don & Christine McCallin, Todd & Linda Milano, Paul Miller, Heidi & Jeff Moran, Charles Mullin, Charles & Joletta Nebel, Kenneth Netznik, Nick & Jennifer Nichols, Susan & Paul Nichols, Norm & Evelyn Nicklas, Tim & Charmaine O'Hara, David & Mary Polson Peck, Les Petrie, Tom & Helene Placey, Mr. & Mrs. Robert Polcari, Russell Polley, Kenneth Reeher, John & Mary Ellen Rignani, Emily Ross, Mary Roupas, Darrel Seaman, Ruth & Raab Sechrist, Roger & Roberta Smith, Carol Staz, Ty & Lisa Strohl, Struck household, Vi & Dave Thompson, Judith & Mark Townsend, Gord Wareham, Dick & Brenda Webb, Terry Wright

Meeting began 7:04pm.

Fred thanked everyone on the board for helping and volunteering for the various neighborhood events and projects.

Fred read the names of the officers and board members up for election:

Wayne Kessler, president
Denton Stoner, vice-president
Chaz Lepley, board member
Stephanie Lepley, board member
Lee Morrison, board member
Rich Muza, board member
Jacquie Kirby, board member
Dick Ulp, board member
Fred Briggs, past president

Fred asked if there was a motion for a vote, Geoff Moomaw motioned, Dick Ulp seconded. The members were voted in.

Wayne took over after the vote. He thanked Fred for his two years as president. Wayne announced the next meeting will be on November 22, 7pm at 211 Lamp Post Ln.

Ken spoke about the budget. He said the 2004 budget had projected a \$1,300 surplus.....and we ended up with about a \$2,000 surplus. This will go towards the eventual goal of having a \$10,000 "rainy day fund" in case of emergencies.

Ken said that full paying members of the Pine Brook Civic Association now stand at 271 out of 415 households or 65.5%. (6 homes paid less than the \$50 dues and are not considered full members) This is up from 2003 when we had 249 full paying members out of 415 homes or 60%. While this is a very good trend, we still have 138 homes that have paid nothing towards their fair share of the PBCA's expenses. Perhaps as more people see what the association is doing for the neighborhood, they will participate.

Ken pointed out that because of the increase in members in 2004, we were able to complete more projects such as getting new picnic tables for the Pavilion, getting a new sign for Pavilion Park, and repairing the wall at the front entrance.

The budget will be the same for next year as the board does not see any changes in either costs nor the participation of dues paying members. As a result, the annual dues will remain at \$50. At the November meeting, the budget and dues will be fully discussed and voted on.

Dave mentioned that the Pumpkin Patch party is set for October 24th, 3:30 - 6:30pm at the Pavilion Park. Please bring your own pumpkin and desert.

A question was asked about benches for the Front Park. Wayne answered that we are looking into landscaping, a gazebo as well as other improvements for Front Park. In the short term, one of the older picnic tables will be taken from the

Pavilion and placed in Front Park just as one was placed in Hidden Park.

Wayne is also asking for resident input as to what projects you would like the association to consider. Please contact any board member or e-mail to:

pbcamail@yahoo.com

A question was asked about the results of the survey included with the last newsletter concerning the bike path. Wayne answered that the full results will be included in the next newsletter. As of right now, the totals are 48 residents for the bike path, 88 against and 11 don't care either way.

The meeting was adjourned at 7:21pm.

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Pine Brook
Nestled by the scenic Conodoguinet Creek

Minutes of PBCA Board Meeting November 22, 2004

Minutes of PBCA Board Meeting November 22, 2004

In attendance: Jacqui Kirby, Wayne Kessler, Lee Morrison, Felicity Erni, Fred Briggs, Dick Ulp, Denton Stoner, Donna & Ken Ulrich, David Fish, Bernie Solon, Stephanie & Chaz Lepley.

7pm meeting began.

Wayne introduced Felicity Erni to talk about starting an ad hoc committee on traffic safety in Pine Brook. She talked about various programs that have worked in Lancaster to promote safety. There was discussion of possibly working with other neighborhood associations and getting signs for Pine Brook.

Felicity would like to get some volunteers to help with this project. There was discussion of having an education program during the summer picnic.

It was decided that Felicity would create a survey for the residents to fill out and that the survey would go out with the next newsletter. The results of the survey and the resident's suggestions would be tabulated for a future newsletter and/or posting on the web site.

Discussion of a letter to send to Township Manager John Bradley concerning the results of the survey the Pine Brook Civic Association sent to the residents about the proposed bike path. Bernie Solon wanted the results of his petition to be included. It was decided that since the PBCA had not participated with Bernie's petition, it would not be included. However, a mention of his efforts would be added to the PBCA letter.

Dick Ulp mentioned that the Township still has not announced any new updates concerning the status of the bike path. It is still unknown if all the right-of-ways have been secured for the bike path. Dick will attend the December 7th Township meeting for more information.

The date of the Caroling At The Pavilion was set for December 22nd with a rain date of the 23rd. The association will provide song sheets, hot cocoa and cookies. The time is 7pm. Jack and Barb Taylor said they will lead the singing again this year. The board budgeted up to \$100 for the event. (Expected cost to be under \$60)

Ken talked about the budget for 2005. He did not project any big changes from the expenses of 2004. The board is expecting to spend about \$2,000 for capital improvements in addition to the normal expenses. The budget was approved.

Discussion of starting a decorating committee to spruce up the front entrance for the holidays. Lee and Dick will take care of that.

Wayne mentioned that the Pine Brook sign at the front entrance had been painted. While it does look nicer and is more visible during the day, the lights used at night need some work.

Dick discussed the plans for fixing the lights on the pillars at the front entrance. He had gotten a bid from a contractor for \$800 to drill under the road and install electric lines for the new lights. This would also include hook ups for future lights to be used on a flag pole. This bid also include lights to illuminate the pillars. The board voted to approve the plan.

Dick also mentioned that he had gotten estimates of cost to install a bathroom at Pavilion Park. The lowest was for \$35,000. The board quickly stopped

discussing this idea.

There was, however, discussion of renting Porta-Potty from Associated Products. The estimates would be for about \$900 per year which would include cleaning and restocking. (The unit would only be installed for 6 months during spring through early autumn) Perhaps the soccer folks would help cover some of this cost. Other companies will be contacted for their prices. One advantage of getting the Porta-Potty would be to allow for renting out of the Pavilion to groups for birthday parties or picnics and make some money for the associations. Without restroom facilities, not many people are interested.

Chaz mentioned that he is interested in buying a spreader for use on the properties. The cost would be about \$150 - \$200. It would be used for weed killing, pest control and seeding.

The board approved moving one of the picnic tables from Pavilion Park to the Front Park.

Stephanie mentioned that she is organizing a drive to get yellow ribbons put out for the residents serving in various overseas military assignments. She is also organizing a drive to get money donated to buy phone cards for these family members to call home.

Wayne handed out a demo of a Pine Brook bumper sticker he had been working on. There is no cost to the association for these...if anybody were interested, Wayne would supply the web site where they could be ordered.

The next meeting will be on January 17th at 7pm at 211 Lamp Post Ln.

Meeting adjourned 8:30pm.

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