

Pine Brook

Nestled by the scenic Conodoguinet Creek

PBCA Board Meeting January 16, 2006

In attendance: Ken Ulrich, Denton Stoner, Lee Morrison, Dick Ulp, Jacquie Kirby, Wayne Kessler

Meeting started 7pm

Ken gave a budget update. Revenue and expenses for 2005 finished in line with budget expectations.

Park work for the spring was discussed. Among the projects to be scheduled are a spring tanbark delivery for the hidden park, grub control and weed and feed at the Pavilion Park, and to get a tree expert out to take a look at the PBCA's park trees and get an idea of future potential problems, a quote for maintenance, and a recommendation for a diseased tree at the Pavilion Park. We will be investigating whether carpenter ant control is needed at the Pavilion as well.

Wayne announced there are now four members of the Pavilion Park Development Committee, and he will be trying to set up its first meeting in January.

Next newsletter will be sent out in late January/early February. The newsletter will include the annual dues notice, a request for current information for resident inclusion in the 06/07 Pine Brook directory (with deadline of March 31, 2006), and an information sheet on an upcoming Hampden Township meeting about possible siting of a 100 foot cell tower off the Carlisle Pike opposite the Conodoguinet from Pine Brook. The plan at this point is to mail the newsletter/dues information.

Dick Ulp and Jacquie Kirby attended the last Hampden Township meeting. There is a Hampden Township Planning Commission meeting on February 15th to discuss the above-mentioned cell tower. Details are still being pulled together by Dick about the tower and its placement.

Meeting adjourned 7:45 pm. Next Meeting is scheduled for Monday, February 13, 2006.

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PBCA Board Meeting February 13, 2006

In attendance: Wayne Kessler, Fred Briggs, Lee Morrison, Denton Stoner, David Fish, Jacquie Kirby, Dick Ulp

Meeting started 7pm.

Ken sent in treasurer report. Said we have \$400 in dues so far. More will be coming in as a result of the newsletter and annual dues letter being mailed out.

Wayne also reported that the insurance has been re-approved for 2006.

There was discussion of doing another tanbark day at Hidden Park. This will take place on Saturday, April 22 at 10 am.

Wayne got another bid for doing grub control as well as a weed and feed for Pavilion Park. He will get other bids for doing the same treatment at Hidden Park as well.

Discussion of possible treatment for carpenter ants at Pavilion Park. The firewood will be moved and the situation monitored. Discussion of treatment options for carpenter bees attacking the Pavilion as well.

Wayne talked about the need to do some trimming and other maintenance of the trees around the Pavilion. One of the trees may be beyond help and could need to be taken out. He will make some calls and get some bids.

The Pavilion Park Development Committee will be meeting soon to begin planning the future course of Pavilion Park. Volunteers are always welcome.

Call Wayne for more information.

Discussion again of renting a Porta-Potty for the entire summer at Pavilion Park instead of just during the summer picnic. Many of the same problems from last year still unresolved: where to put it, how to 'hide' it and what about vandalism. Future discussion will still take place.

Discussion of proposed cell tower across the creek. There will be a February 15 zoning meeting at the Township building at 7:30pm. All interested parties should be there.

Discussion of planned maintenance of Orrs Bridge. The county is scheduled to be doing curb and guardrail work in 2006. There is no money expected for any other work at this time as the county has said the bridge is structurally sound. There are many other bridges in the county that need more immediate work. The PBCA will monitor the situation.

The PBCA Neighborhood Yard sale is currently planned for May 5 and 6. Dave will contact the other neighborhood associations to see if we can coordinate for the same weekend.

Next board meeting March 13, 7:00pm at 211 Lamp Post Ln.

7:55pm meeting adjourned.

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PBCA Board Meeting March 13, 2006

In attendance: Dick Ulp, Denton Stoner, Rich Muza, David Fish, Wayne Kessler, Lee Morrison

Meeting started at 7pm

Wayne discussed the treasurer's report sent in by Ken Ulrich. The dues checks are still coming in. The association is meeting all expected income and expense projections.

Discussion of a date for the yearly clean-up of Front Park. Waiting for feedback from one of the "regular" organizers before setting a date.

Wayne discussed a bid he had received for an annual/one-time grub control/weed & feed for two of the Pine Brook properties. This bid was from the same company that did the work in 2005. The board approved the bids and voted to have the work done. At this time, no work is planned for Front Park.

David discussed the Tanbark Day for Hidden Park. He contacted Zeager Brothers to get a quote for 20 cubic yards of tanbark. The expected cost will be \$388 delivered. The time and date is Saturday April 22 at 11am. Volunteers are needed.

Dick and Rich said they would pick a day to go to the front entrance and clean out the cobwebs from the lanterns on the stone walls.

Wayne discussed the first meeting of the Pavilion Park Panning Committee. They will go over options and come up with a long range plan for the park. Wayne will contact some tree trimming companies to see what needs to be

done for some of the trees in the park. There was discussion of installing a Porta-Potty at Pavilion Park on a monthly basis from late Spring until early Fall. This would make the park more 'user friendly' and attract more usage. Discussion of where to place it, how to camouflage it, and many other details took place. No final decision has been reached.

There was discussion of forming a planning committee for each of the other parks. One board member would head each committee and, along with other volunteers, come up with plans for the parks and present them to the board. Lee will head up the Front Park committee. Volunteers are needed for these committees.

The township zoning planning meeting concerning the cell phone tower has been delayed until May 17th. All interested parties are encouraged to attend the meeting. Contact the Hampden Township folks for more information.

Discussion of pest control work at Pavilion Park. Wayne suggested doing an annual 'work day' at Pavilion Park.

Next meeting will be at 7pm on Monday, April 17th at 211 Lamp Post Ln.

Meeting adjourned 8pm

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PBCA Board Meeting April 18, 2006

In attendance: Wayne Kessler, Fred Briggs, Dick Ulp, Dave Fish, Ken Ulrich, Jacquie Kirby

7pm meeting start

Ken talked about the budget. The dues amount collected so far is still below budget requirements.

Ken mentioned the insurance has been paid for 2006.....both property insurance and D&O insurance.

Ken said he would contact the water company and get the water turned back on for Pavilion Park.

Rich Muza and Dick Ulp cleaned out the cobwebs from the inside of the lamps by the front entrance. Dick will take care of the burned out bulbs in the lamps.

The tanbark delivery for Hidden Park was still scheduled for April 28th with a 'spreading party' set for April 29 at 9am.

Rich Muza has gotten some mulch from the Forestry Department which will be delivered to Pavilion Park (all for free) and will be used to cover the exposed tree roots. Ken asked if more can be delivered for use at the Front Park.

Ken mentioned that his wife, Donna, would like to be part of the Front Park Planning Committee. Wayne mentioned the association still needs volunteers to staff the planning committee for Hidden Park.

The next Pavilion Park planning meeting is currently set for May 2nd. Contact Wayne Kessler for more information or changes. 731-8829

Dick discussed the latest Hampden Township meeting. He said an ordinance was passed at the meeting which will allow the Township to set up areas for Flea Markets..... possibly in vacant warehouses. Dick also noted that at the same meeting someone was granted the right to develop a park on land owned by Hampden Township.

Dick noted that there was an article in the newspaper about T-Mobile applying for a permit to build a cell phone tower on the East Shore and that it was to be 'a flag pole style' tower. Perhaps they will attempt the same for the site across from Pine Brook.

Wayne mentioned the need for more advertisers in the PBCA directory to cover the costs of printing the directory. If anyone would like to advertise or knows of a company interested in advertising, please give him a call at 731-8829. The cost is \$25 for a business card sized ad, \$50 for half page and \$100 for full page. The directory will be distributed to all 415 homes in Pine Brook.

There was a discussion on setting up a procedure to handle the notification and paying of ads placed in the newsletter. All copy and payments for ads will go to the Secretary first who will be in charge of making sure ads are paid for before they run in the newsletter.

Wayne talked about a Pine Brook 'renaissance.' This would be a way of getting a positive message out to residents concerning maintenance and safety issues. For example, rather than send out letters demanding people repair sidewalks.....perhaps the PBCA board could contact a repair company and cut a deal for a 'group rate' and other incentives for the residents. This might spur more repairs than threats. Another example would be to offer some sort of 'added value' for members paying their full dues... coupons to business, etc. The end result will be to create an environment where residents begin to see the positive benefits of living in Pine Brook and, therefore, they will maintain their property themselves and will contribute more to the neighborhood by volunteering.

Wayne suggested a contest for 'most improved yard' or 'best lawn' as a way of rewarding the hard work residents are putting into improving their property. There wouldn't be any cash prizes.....just lots of attention and perhaps a yard sign handed out to the winners.

Meeting ended 7:50pm.

Next meeting May 15, 7pm, 211 Lamp Post Ln.

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PBCA Board Meeting May 15, 2006

In attendance: Wayne Kessler, David Fish, Fred Briggs, Denton Stoner, Dick Ulp, Ken Ulrich, Jacquie Kirby, Chaz Lepley

Meeting started 7pm

Ken started with budget. We are very near to hitting our goal. Still need a few more homes to send in their dues as we are only at 60% of the 415 homes in Pine Brook.

Ken discussed the need for the welcome baskets to include info on the importance of the dues and an explanation of where the money goes. We may need a new welcome basket person. Perhaps a notice in the directory of what the civic association does. Perhaps a note in the directory explaining what the board does and what the association takes care of and why everyone needs to pay their fair share.

Wayne discussed the park planning committee. The Pavilion park committee now has four members. Lee Morrison will head up the Front Park committee and will start to get members. Mike Snoke and Dick Ulp did a great job with spreading the mulch at Pavilion Park. The committee will present ideas and make plans to present to the board. They will seek ideas from neighbors and residents. Dick Ulp is the chair of Pavilion Park. The next meeting is the first Monday in June at the Pavilion 7pm.

Pavilion Park is reserved for a party coming up. This is a good thing to have folks start using the Pavilion more.

Dick discussed the latest Hampden Township meeting. He said there were lots

of little things that the township discussed. Most had been discussed in private sessions and then briefly discussed in the public meeting. Dick did not notice anything of pressing need for Pine Brook residents.

Wayne discussed the directory. Wayne said there are the same number of ads as last year....some are bigger so the revenue coming in will be more. This is used to cover the cost of printing. The estimated date for printing is at the end of May.

Picnic is scheduled for July 15th. Time to start getting ready for food, volunteers, moonwalk, porta potty, fire trucks, games. Possible e-mail on the listserv for suggestions on games, food, prices. Perhaps folks can bring vintage photos to show other residents. Ideas for music.

Wayne talked about Pine Brook Renaissance. A way to look for positive reinforcements to get folks to do things for the neighborhood. Perhaps a survey to ask folks why they bought their house in the neighborhood..... to find out ideas on what to plan on. If most folks like parks and raising kids, then the board should look for more park improvements. Perhaps a letter to Better Homes and Gardens for a follow up visit on the article in the 60's. Getting folks to do something for a positive reason is better than sending nasty notes. Perhaps a 'best garden' or 'most improved' contest. Could also be a reason for people to read the newsletter..... to see if they won or someone they know. Recognize people for the hard work they have done to their house and hopefully get others to do the same thing. Maybe include photos of the winners. "Home of the month" and 'runner up home of the month'

The listserv still remains the easiest and cheapest way of communicating to Pine Brook. But, some residents are saying that they are getting too many negative e-mails complaining about things and so they asked to be taken off the list. Perhaps this will be a way to get a positive message out rather than having others flame on the listserv.

Discussion of speeding cars in Pine Brook. Dick asked if the association could either buy safety 'slow down' signs or give residents an address where they can buy them for themselves. Perhaps the board can discuss this at the annual meeting to see if the neighborhood wants the board to be doing this or what ideas they have. Wayne will see if the Township Police and post the 'speed detector sign' and then increase enforcement.

Dick asked about getting rid of the empty propane tanks in shed. He mentioned that the Solid Waste Authority of Cumberland County will hold its Spring 2006 Household Hazardous Waste (HHW) Drop-Off Event on Saturday, May 20, from 9 AM to 3 PM at the Cumberland Valley Educational Park, 6746 Carlisle Pike, Mechanicsburg.

Dick bought new light bulbs for the front entrance lamps.

Next meeting June 12th, 411 Lamp Post Ln. 7 pm.

Adjourned 7:49pm

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PBCA Meeting June 26, 2006

In attendance: Wayne Kessler, Fred Briggs, Dick Ulp, Dave Fish, Jacquie Kirby, Stephanie Lepley, Ken Ulrich, Denton Stoner

7pm meeting start

Ken talked about the budget, said everything is going to schedule. We have met our budget so far this year. The mowing is the only wildcard for the budget.

Wayne said that the parks were fertilized and grub control had been applied.

Dick Ulp mentioned going to the last commissioner's meeting. He said that the public is not notified what the discussion for the evening will be. There was discussion at that meeting about a new bar in Hamden Shopping Center. Also, the traffic lights on Orrs Bridge are progressing.

Wayne discussed the status of the directory. It should be ready to proof and then to the printers later in the week. They should be distributed in early July.

Discussion of a possible camping night at Pavilion park after the summer picnic. The association has nothing to do with this event.....this would simply be something for families in the neighborhood to do following the picnic since a porta-potty would be at the park. Perhaps this could take place on Friday night? There were concerns raised about noise during the night.

Stephanie requested a mention in the newsletter about people cleaning up after their dogs in the parks.

Newsletter getting ready to come out.

Discussion of getting signs created professionally to advertise the picnic. Dave got some bids for corrugated plastic signs. The cost would be about \$25 each for single sided 18"x24" signs and wire stands. These signs would be reused each year. The dates would have to be changed....could be done easily for very low cost. Denton suggestion asking about reflective letters. A resolution to purchase 10 signs was motioned and passed.

Picnic is going according to plan. Need volunteers to run various parts of the event. Need barbecue folks. Need kid's games folks. Need grills. Anybody interested in volunteering for all or part of the time, please call Dave at 737-6635. Fire trucks there. Members 1st will be there. The association will be renting a moonwalk and a snowcone machine.

Next meeting on July 24, 7pm, 211 Lamp Post Ln.

Meeting adjourned at 7:50.

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PBCA Meeting July 24, 2006

In attendance: Wayne Kessler, Fred Briggs, Jaquie Kirby, Dick Ulp, Denton Stoner, David Fish, Ken Ulrich

7pm meeting start:

Ken discussed budget. Some folks are still paying dues. Discussion of expenses and money collected from picnic. Welcome baskets are still going out.

Discussion of directory. The money collected by advertising almost covered the cost of printing. We are developing a good base of ads for next year. Discussion of future directories only going to members in good standing.

Discussion of picnic. Maybe moving it to another date in June to attract even more folks. Perhaps the Saturday before Father's day. Moonwalk is a hit. Perhaps joining with Ridgeland and expanding the base of folks attending. Need more volunteers. Perhaps contacting school bands to play at the picnic. Get Fred's truck next year. Perhaps starting picnic at a later time. Perhaps a survey to find out what people want and expect to find at the picnic. Would bingo be a draw? Would a live band help? Crafts? Moonwalk? Dunk tank? Watermelon eating contest? Pie eating contest?

Fridge is needed for Pavilion. Ask members for a donation of one.

Directory....next time only going to dues paying members. Include a letter saying excuse the mistakes and in the future, only dues paying members will get directory. Letter should also have names of electors and a request for volunteers.

Park planning committees. Dick Ulp is stepping down as chair of Pavilion committee. Still need members for front entrance park and hidden park.

Dick discussed Hampden Township meetings. He said that there is nothing listed on the agenda ahead of time. There is no way of knowing what will be discussed until the day of the meeting. The traffic lights at Creekview will soon be activated. No word on what will happen to the sewage plant at the end of Lamp Post when it closes.

Get copies of directory to Wayne to give to advertisers.

Rich Muza will be stepping down as board member. Board needs to select members for election.

Lights were broken at Pavilion again. Perhaps some metal cages to protect lights.

Next meeting. August 21st. 7pm 211 Lamp Post In.

Meeting adjourned at 7:50.

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PBCA Meeting August 21, 2006

In attendance: Wayne Kessler, Fred Briggs, Jacquie Kirby, Dick Ulp, Denton Stoner, David Fish, Lee Morrison

7pm meeting start:

Ken sent in a report that dues are still coming in. Three more folks have paid. Dues are meeting costs. Mowing is much less than projected.

Directories have been delivered to the block captains and most have reported back that they have delivered their block. Discussion on whether to have directory come out each year or every two years.

Discussion of the park planning committees. Volunteers are needed for each committee. Matt Miller would like to be part of the Hidden Park planning committee. Each park committee will look at each park, come up with a plan and then figure out a budget for expenses. Lee Morrison is chairing the Front Park committee. Each committee will be in charge of coming up with a plan for landscaping ideas, developing new usage plans and capital improvement ideas.

Dick talked about the Hampden Township planning meeting. He said there was nothing new discussed concerning Pine Brook. He did say they talked about the new traffic light at Creekview. The Township will continue to tweak the timing of the lights.

Dick discussed possibly getting the Greater Harrisburg Concert Band to play at Pavilion Park. Might be a nice summer thing to do. They already play each summer at the Fredrickson Library and Hampden Park. He will look into costs,

logistics and getting a grant to pay for it.

Discussion of October meeting. Need to include election committee. For election on board, Cindy Heidelbaugh will replace Rich Muza. Jacquie will take over VP. Denton may or may not run for board. Nick Cimino might be interested in running for board.

Possibly do a survey with the newsletter about the picnic and looking for ideas.

Eleanor Solon is interesting being block captain for 3800 block of Lamp Post. Fred will look for a replacement for his block.

Dick asked about doing a membership drive for the folks who are still not paying their dues. Perhaps simply talking to folks to find out why they are not paying dues.

Discussion of sending out a letter to the folks who have not paid their dues yet just to remind them to pay. Perhaps a gentle reminder to find out why they didn't pay? We have 35 folks how paid this year who did not pay last year. However, we have 47 folks who did pay last year....but did not pay this year.

Meeting adjourned 7:45pm.

Next meeting Sept. 18 at 7 pm at 214 Lamp Post .

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PBCA Meeting September 25, 2006

In attendance: Wayne Kessler, Fred Briggs, Jaquie Kirby, Dick Ulp, Denton Stoner, David Fish, Lee Morrision, Nick Cimino, Ken Ulrich, Chaz Lepley, Sherrie McCulloh, Stephanie Lepley, Cindi Heidelbaugh

7pm meeting start:

Ken gave budget updates. The association is still on target on budget projections. Dues are still being sent in. As a result of the notices being included in the Annual Meeting letter, six residents mailed in checks.

Ken presented the 2007 budget. No big changes from last year. Just normal adjustments for inflation. Dues will stay the same at \$50. Motion to accept budget and dues amount. Passed by board.

Two new members of board, pending October meeting, were introduced: Cindy Heidelbaugh and Nick Cimino.

Discussion of getting block captains more involved. Dues membership will increase if Block Captains more involved.

Discussion of distributing directories only to members in good standing. So far, all responses to the board from residents has been to only hand out directories to members who have fully paid their dues.

Wayne discussed trees on PBCA properties. He will get some tree companies to look at problems. Requested other board members to report any other trees with problems to him.

Discussion of annual meeting. We have 51 proxies so far.

Sherri McCulloh addressed board about sheds on properties. There was a lengthy discussion about property covenants and shed placement. Fred suggested someone go to the township to find out what the responsibilities of the board are and what options we have. Wayne and Lee were volunteered to go.

Dick Ulp went to the township meeting. Discussed Armitage Square - a new development - is using the same name as the golf course. A prefab pedestrian bridge to go across Sears Run.

PBCA Pumpkin Patch set for Sunday, Oct. 22nd from 3:30pm to 6:30 pm at Pavilion Park. All residents are invited to attend this free event. Please bring your own pumpkin for carving or painting and clothes to make scarecrows with. Residents can also bring their favorite snack to share with others.

Nick has a volunteer for a park committee. Meetings are still to be held on the park committees and other volunteers are needed.

Congrats to the Ulrich family for their work on the Front Committee.

Next meeting is Annual Meeting Oct. 16, 7 pm at Pavilion Park.

The November meeting is TBA.

Meeting adjourned 8:09pm

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PBCA Annual Meeting October 16, 2006

In attendance in person: Wayne Kessler, Mike Paduano, Ken Mullen, Ken Ulrich, Jack & Nancy Struck, Stephanie Lepley, Lee Morrison, Jacquie Kirby, Jack & Barb Taylor, David Fish, Cindy Heidlebaugh, Carol Staz.

In attendance via proxy: Anderson, Armstrong, Arnold, Ault, Beissel, Beutel, Briggs, Carpinello, Conti, Deissler, Detweiler, Elrod, Evans, Farley/Snyder, Fenwick, Futchko, Heckman, Hemler, Hensel, Holtzman, Kennedy, Kerr, Krider, Kuleszynski, Lis, Lose, Maloy, McLaren, McNaney, McVeagh, Mullin, Nause, Nebel, Nicklas, Notarian, Olejniczak, Peduzzi, Richards, Rignani, Schmidt, Schuckers, Smith, Spade, Stimpson, Stine, Stoner, Stouffer, Straub, Strohl, Szukalski, Ulp, Voda, Wareham, Whittaker, Woods, Yeary

7pm meeting start:

Wayne presented budget and mentioned that there was no major changes. The budget has met projections and, other than normal adjustments for inflation, there are no big changes for this year. The dues amount will remain the same at \$50 per calendar year.

Wayne said thanks to Denton Stoner and Rich Muza. Mentioned that both will be leaving board due to work demands.

Wayne introduced the candidates for executive board. Wayne is the candidate for president and Jacquie is the candidate for vice-president. He also presented the slate of candidates for board. Nick Cimino, Cindy Heidelbaugh, Stephanie Lepley, Chaz Lepley, Lee Morrison and Dick Ulp are the candidates for the board. Motion to approve slate, seconded. Passed.

Wayne mentioned the need for volunteers for the park committees.

Discussion of the number of dues numbers members. Discussion of how to get more people to pay their fair share.

Thanks to the Ulrich family for their work in beautifying the Front Park.

Floor opened for questions.

Discussion of getting more people involved in the Association. Perhaps start folks out in a park planning committee. Then get them involved.

Cindy asked about getting a bathroom built at Pavilion Park to increase usage and possibly rent the park out. Building a bathroom is too expensive. Perhaps seasonally renting a porta potty.....but where to place it and how to 'hide' it?

Carol discussed the cell tower. She said it was a shame that the tower is a done deal despite having other options, objections from residents and removing over 40 trees.

Meeting adjourned 7:21 pm.

The next board meeting will be November 20, 2006 at 7pm at 214 Lamp Post Ln.

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PBCA Meeting November 20, 2006

In attendance: Wayne Kessler, Jaquie Kirby, Dick Ulp, Lee Morrison, Nick Cimino, Cindi Heidelbaugh

7pm meeting start:

Dave had left message that he would not be there, and that there were no takers to coordinate the Christmas Caroling event this year. The decision has become clear that PBCA won't hold the caroling event at the Pavilion this year. There was discussion of what can be done in the future. Dick suggested possible use of the facilities room at the Firehouse on Good Hope Road, available at no cost, if we need an indoor venue. Lee also suggested that perhaps an event more for adults than for kids could bring out residents that normally don't attend. There was brief discussion of other possible events. In any case, if PBCA is to do any holiday events in December in the future, more folks are needed to organize the events.

There is a broken bench at the Hidden Park. We need to get someone out to repair it or take it completely apart.

Lee will get the Christmas decorations up at the front entrance in the near future. In addition, Dick Ulp mentioned that he and another resident will be cleaning out the lamps at the front entrance this week and putting new light bulbs in.

Dick Ulp reported on Hampden Township meeting. Apparently the Township is now considering what to do some of the property at the old treatment plant at the end of Lamp Post Lane. It seems to be an open question as to what the township should want. Wayne will be sending a letter to the township asking for

advance notice of any discussion or consideration of options for the property so that PBCA can get that information out to residents.

That was about it. There is no board meeting in December per PBCA bylaws. The next meeting is scheduled for Monday, January 8, 2007, at 7 PM, either at Jackie's or Wayne's home, to be determined.

Adjourned 7:54 PM.

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