

Meeting: Stoneybrook HOA – Regular Board Meeting

Location: West Donegal Township Building, One Municipal Dr, Elizabethtown, PA 17022

Date: **October 08, 2025 @ 7:30 PM**

Invitees/Attendees:

- Ross Greenawalt: President
- Josh Young: Vice President
- Luke Grim: Secretary
- Dolph Printz: Treasurer
- Nicole Cradic: Board Member
- Bert Hanson: Board Member
- Doug Deibler: Board Member (excused)

Agenda:

- 1) Call to order: **Ross Greenawalt – 7:30 PM**
 - a) Introduction of HOA Board Regular Meeting process to visitors
- 2) Environmental Coordinator Update (**John R.**): We appear to have 53 dead trees in the tubes. 10/24 layout before planting to agree to orientation.
- 3) Regular Business:
 - a) Approve board meeting minutes for: **September 10, 2025**
 - i) General Consent - **Approved**
 - b) Approve financial reports (Reviewed Quarterly) for:
 - i) **September** financials review – Potential to raise resale cert to \$200 because Hollinger’s is doing it now.
 - ii) General Consent – **Approved**
- 2) Committee updates:
 - a) Finance committee - Chairperson: **Dolph Printz**
 - i) Meetings:
 - ii) Status of Hollinger’s Emailing of quarterly dues
 - iii) Additional items:
 - (1) 2026 HOA budget planning
 - (2) Delinquent letter notice to be sent to Dolph
 - b) Communications committee - Chairperson: **Luke Grim**
 - i) Meetings:
 - ii) Follow up in reference to “statement of position”
 - (1) Put on the website in the documents section
 - iii) Fall/Winter newsletter

- (1) Association discussed several items to be included in the newsletter: clean up dog poop, don't play in flood waters construction areas, ramps and bball hoops, invoices to be emailed, fall tree planting information

iv) Additional items:

c) Grounds committee - Chairperson: **Bert Hanson**

i) Meetings:

ii) Status of HOA Grounds:

(1) Jayson's Lawncare-we are owed 1 more application of fertilizer

(2) Need to remind the membership to stay out of the tree tube area

iii) Tree Lay event:

(1) Riparian Buffer Phase II planting - **11/1 – 10 to 12 AM**. 350 trees plus replanting of non-survivors from Spring '25 planting.

(2) Link for HOA volunteers - <https://htru.io/SRrc>

iv) Additional items:

3) Additional Business

a) Enforcement review of email from attorney and "Form Fine Policy": **R. Greenawalt**

i) Fine policy to be continued to be discussed, will need to make membership aware when the fine policy is being adopted. Look to start small at essential offenses

b) Homeowner concerns/requests: **R. Greenawalt**

i) Review Communication Log – 92 Randolph Dr. – solar panels

(a) Motion to approve: Josh, Second: Nicole

(i) In Favor: All, Opposed: None

– 105 Lindsey Ln. – lack of landscaping maintenance

– students offering to paint house addresses on curbs for residents

4) Other business from the floor (5 minutes per topic):

a) <Name/Address/Topic-Statement-Request>

5) Adjourn: 9:28PM

a) MOTION Dolph

b) SECOND (Name): Josh

c) VOTE: