

Meeting: Stoneybrook HOA – Regular Board Meeting

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

Date: **May 14, 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

Agenda:

1) Call to order: **Ross Greenawalt – 7:30PM**

- a) Introduction of HOA Board Regular Meeting process to visitors

2) John Recknagel to provide update on Phase 2 - Fall Tree Planting w/**Alliance for the Chesapeake Bay**

- a) 167 trees planted during spring planting, presentation regarding fall tree planting proposal including at the end of meeting minutes.
- b) Board had general discussion regarding target location, property lines, and an alternate proposal.
- c) Discussed the development of the “Ridgefield Park” open area and the potential to use professional landscape planning to assess the area and create concepts. The board may reach out to DC Gohn to ask about more details for their original concept to compare.

3) Regular Business:

- a) Approve board meeting minutes for: **April 16, 2025**
 - i) General Consent - **Approved**
- b) Approve financial reports for: **(Reviewed Quarterly)**
 - i) General Consent – N/A

2) Committee updates:

- a) Communications committee - Chairperson: **Luke Grim**
 - i) Meetings:
 - ii) Newsletter feedback
 - (1) Newsletter sent to membership 4/25/2025. Positive feedback in general.
 - iii) Additional items:
 - (1) Website was updated recently to stay current, yard sale information was removed.
- b) Finance committee - Chairperson: **Dolph Printz**
 - i) Meetings: Working to find time to meet with Nicole and Joyce

- ii) Status of Hollinger's managing finances
 - (1) No specific actions taken as of yet
- iii) Status of Insurance coverage/limits
 - (1) Still working on determining the values and sufficiency of coverage for accidents, for board members in official capacity, and for Joyce (book keeper)
 - (2) President to supply insurance information to committee chair
- iv) Status of PA Annual Filing
 - (1) Nicole looking into the new PA requirements
- v) A member asked if quarterly invoices could be emailed.
 - (1) If financial service contracted to Hollinger's they could potentially take care of this.
- vi) Additional items:
 - (1) Need to transfer names on checking account to new leadership

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

- i) Meetings:
- ii) Status of HOA Grounds:
 - (1) Put miracle grow around a few trees with poor growth
 - (2) Put round up near the trail edges
 - (3) May fill in some cracks in the trail pavement
 - (4) Big dig area reseeded and trimmed up
 - (5) Construction contractor to clear and seed the Marsh Run basin like a rain garden.
- iii) Additional items:
 - (1) Reviewed the tree sponsorship program

3) Additional Business

- a) "StoneyBrook HOA Board & Other Important Contact Information – 2025": **Ross Greenawalt**
- b) Homeowner concerns/requests: **Ross Greenawalt**
 - i) Review Communication Log
- c) Additional items:
 - i) Some person on a dirt bike doing wheelies and riding fast on Randolph and around the development which is unsafe. Membership to be on the lookout.

4) Other business from the floor (5 minutes per topic): **None**

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

5) Adjourn: **8:48 PM**

- a) MOTION
- b) SECOND (Name):
- c) VOTE:

StoneyBrook HOA

Environmental Update – 5/13/25

- Spring '25 Tree Planting – Status
 - 167 tree tubes total. 53 of those not yet showing signs of new growth as of 5/11. All others appear to be thriving so far,
 - No-growth tubes marked with O.
 - Results reported to Rebeca at the alliance.
 - Plan to recheck next week.
- Planning for another planting with the Alliance for fall 2025.
 - Based on Board 4/16 approval, Rebeca was asked to draft a contract to plant additional trees to complete the riparian buffer between the large wetlands and West Ridge, as shown on her original proposal.
 - She responded with an alternate proposal to extend the additional planting to directly adjacent to West Ridge and into WDT park property.
 - Based on consultation with Board members, she was requested to base the contract on the original expansion plan, with the option to make minor revisions at the time of mark-out in the fall.
 - No response as of 5/13.
- Planning for environmental development of Ridgefield Park area
 - Board determined (4/16) that prior to any further planting in this area, an overall plan should be drafted and reviewed with adjacent property owners.
 - Currently researching potential partners for plan development.
 - Possible sources include Lancaster Conservancy (Linda), Land Studies (site review planned but not scheduled with their maintenance manager). HOA environmental/conservation coordinators group (see below).
- Collaboration with other HOA's re: conservation/environmental
 - Based on Linda's list HOA reps, sent a message describing our community and inviting their response.
 - Currently looking for a date to meet at one of the communities including a tour of a lawn-to-meadow conversion project.
 - Hoping the group will become an on-going source knowledge and contacts, including suggestions of landscape planning resources.
- Compilation of BMP requirements and restrictions
 - I continue to be frustrated in trying to extract this info. from the pile of implementing deeds, particularly since the plans therein are small and of very poor quality.
 - Planning to pull together what I can in the next few weeks and provide to the Board for review.
- Upon Board approval, contact Nick Meyers, Maintenance Manager with Land Studies, to follow-up on his offer to tour StoneyBrook, provide a satellite-based map of our property, and guidance on managing BMP facilities, all for a minimal fixed fee.
- As always, I'm available to provide any assistance.