

Greenhill Homeowners Association

Annual Meeting

March 25, 2025

Attendance: Rob Yoegel, Bill Barrett, Kevin Liebsch, Keith Dickerson, Tom Rath, Nick O'Neill, Beth Conley, Danielle Healey, Brian Crump, Jim DiStefano, Dave Sprenkle

1. Financials

- Reviewed financials for the year.
- We generate \$13,965.00 income mainly from with higher dues (\$500 /p).
- Landscaping was lower due to drought in Summer of 2024.
- We finished 2024 with a \$16071.81 balance. Latest financials can be found on our website (<https://www.greenhillhomeownersassociation.com/>).

2. Landscaping

- Jim Hay to continue to cut common areas, do spring cleaning, monthly weeding and fertilizer treatments.
- Mulch again is not needed this year. Spring cleanup with include bed edging.

3. Trees at Eastwick Circle entrance

- A long row of dead or diseased trees line the left side of the Eastwick Circle entrance.
- Aesthetically not pleasing and a safety concern.
- Estimate received from McDonough's Tree Service
 - Year 1 - \$3500 for clean up and take down 5-7 trees most at risk.
 - Year 2 - \$3500 to remove the rest of the trees.
- Suggestion to get other quotes for tree removal.
- We will move forward with Year 1 plan at no greater than a \$3,500 investment.

4. Sound Barrier along 202 to reduce news in the neighborhood.

- Rob will get in touch with PennDOT. Jim DiStefano to assist.

5. Insurance Policies

- Premiums have dropped.
- No recommendations in adding or changing coverage.

6. Dues

- Recommendation to keep at \$500 per year.
- 50% due June 30 and 50% due August 31, 2025.
- Board members will continue to pay \$250 p/ year.

7. Board Nominations

- President - Rob Yoegel
- Vice President - Kevin Liebsch
- Treasurer - Bill Barrett

8. New Business

- The neighboring home to Eastwick Circle on Mostein Road continues to mow the Greenhill HOA property. So that they can not own it adversely, the land should be surveyed and marked to denote Greenhill HOA ownership.
- Dead trees are unsightly and provide a risk. Homeowners are encouraged to keep trees maintained.
- Keith Dickerson has old paperwork for the association he would like to get rid of. He will work with Kevin Liebsch and Kevin will review. The Association typically only keeps documents within the past five years.
- Be vigilant. There were attempted break-ins at Culbertson in August.
- Add your email to our directory via the Greenhill Homeowners Association website. We would like to go paperless and not put notices in mailboxes.