

Greenhill Homeowners Association

Annual Membership Meeting Minutes | March 26, 2026

Members in Attendance: Barrett, Casner, Crump, Dickerson, Kelly, Liebsch, Pickard, Rath, Tomlinson, Yashchenko, Yoegel

Annual Budget Review

- 2025 expenses totaled approximately \$12,000 (\$10,500 for landscaping + \$1,800 for insurance + miscellaneous expenses).
- Started and ended the year with a balance of ~\$16,000.
- Final financials for 2025 are available on the association website.

Annual Dues

- Current dues are \$500 for each household and \$250 for board members.
- Motion was made and passed unanimously to continue dues @ \$500 and \$250 for board members.

Landscaping Contract

- Jim Hay expressed interest in continuing as the landscaper for common areas.
- Motion was made and passed unanimously to continue with Jim Hay.
- Services for 2026 will include spring cleaning of all common areas and tree beds. New mulch will only be done in the center cul-de-sacs. A dead tree in the Culbertson Circle common area will also be removed, and the area will be seeded.

Officer/Board Nominations:

- Current board members expressed interest in retaining their positions.
- No other members sought a board position. Motion was made and passed to retain board members for 2026: President: Rob Yoegel; Vice President: Kevin Liebsch; Treasurer: Bill Barrett.

Miscellaneous

- PennDOT declined our request for a sound barrier along Route 202. Thanks to Jim Distefano for his work on this project.
- Last year, McDonough Tree Service cleared out dead trees along the entrance of Eastwick Circle. Bill Barrett will work on obtaining a new estimate for the removal of the remaining dead and fallen trees, in consultation with Rob Pickard, whose property borders the common area.
- The new owner of the Roy property, which is adjacent to the Eastwick Circle common area, agreed that the Association will now maintain the section of common area formerly maintained by the Roy family. Jim Hay's team started mowing it in 2025.
- Members were reminded to keep an eye out for dead trees on their properties or in common areas for safety and aesthetics. The one member on Eastwick Circle who leases to a resident will also be contacted regarding dead trees on his property.
- One member asked the board to contact the township regarding the degrading condition of a sewer grate on Eastwick Circle.
- One member reported that an Amazon delivery truck had knocked down another resident's mailbox, but did not contact the resident.