The Village at Penn State Master Association

Board Meeting Minutes
Thursday, June 18, 2026
Clubhouse

Rob Hafley (Varsity Hollow)
Joe Cudawadie & Michael Johnson (Honors Crossing II)
Elizabeth Hughes (Honors Crossing I)
Bob Jeziorski (Tradition Point)
Andrea Pandolfi (Collegiate Station)
Dale Lamke (Ivy Ridge)
Charles Kulp (Tradition Cove)
Dawn Nixon (Mascot Cove)
Andrea Reger (Homecoming Ridge COA)
Joe Fiore (Homecoming Ridge II)

CREM Association Manager: Karen Gensimore

Rob Hafley called the meeting to order at 3:00 pm. Quorum confirmed.

After a brief discussion regarding the May 15, 2026 Board Meeting Minutes, Dale Lamke made a motion to approve the minutes as presented. Dawn Nixon seconded the motion. All were in favor; motion passed. The Board asked Karen to take the meeting minutes, she agreed.

Landscaping Service Quality Concerns

- Board members reported inconsistent mowing practices, including missed mulching areas, rushed work, and mowing during inclement weather.
- The Board noted that not all of assigned mulching had been completed.
- There has been limited follow-up from the landscape contractor on requested proposals and additional services for the sub-associations.
- The Board acknowledged broader staffing challenges across the landscaping industry, contributing to overextended vendors and reduced service quality.

- Smaller contractors were not considered viable alternatives due to limited capacity to handle the V@PSMA common area lawns, particularly for winter services that smaller contractors do not have the equipment or manpower to complete.
- The current lawn maintenance contract remains in effect through December 2027.
- The snow removal contract extends through the 2027–2028 winter season.
- The Board discussed alternative vendors but expressed caution due to reliability and capacity concerns in the local market.
- Six of the nine boxwoods at the community center exhibit frost damage; the Board will reassess next month and likely make a final decision in the fall. Clearly dead shrubs will be trimmed in the interim.
- Green Horizons may be consulted regarding plant replacement, though irrigation limitations remain a concern.
- Tree removal behind the cluster mailboxes and below the community center pool has been approved, pending scheduling confirmation from Lauder.

Community Center Cleaning and Painting

The Board reviewed necessary exterior maintenance, including power washing the community center and Vista Park pavilion, as well as addressing gutter cleaning needs.

- Both the community center and Vista Park pavilion show signs of weathering and require power washing and painting.
- Management will request proposals from Chuck Mason for these services, with a specific focus on resolving recurring gutter drainage issues due to possible downspout clog.

Facility Security and Maintenance

The Board addressed several ongoing security and maintenance concerns affecting the community center. Recent incidents include acts of vandalism, unauthorized dumpster usage, and facility mismanagement, such as windows being left open and showers left running, which resulted in locker room flooding. It was emphasized that the financial burden of repairing

clubhouse damage is a shared expense for all Association members. Consequently, improving access control through upgrading a fob system remains a priority.

Security Enhancements

To mitigate these issues, the Board is evaluating the installation of additional surveillance. Discussion included the comparative merits of multi-camera DVR systems versus Google Wi-Fi cameras with mobile access and night vision. The potential for license plate recognition cameras was also noted, though their utility depends on law enforcement participation. Due to a lack of responsiveness from the current provider, Vigilant, the Board will consult Park Security for gate system solutions and vendor referrals. Rob Hafley will continue researching system costs and privacy implications for further review.

Pool Coping and Liner Condition

- CREM will follow-up with the pool contractor regarding coping replacement to verify the cost and an scheduling.
- Thull Pools has previously declined to address minor liner wrinkles, which remain under observation.
- Cleaning of the waterline and pool steps has been requested, with an emphasis on using appropriate, non-abrasive methods (Soft Scrub).

Dumpster Enclosure Appearance

- The Board discussed improving the appearance of the dumpster enclosure, with staining preferred over painting. Alternative finishes, including vinyl solutions, may also be considered.

Rental Education

- Association Management will revise the owner welcome packet to include comprehensive guidelines for renters concerning trash disposal, clubhouse amenities, lease requirements, and community parking regulations. This updated documentation will highlight the

necessity of board approval for leases, provide clear procedures for notifying management companies, and offer supplemental guidance for rental unit owners.

Beaumanor and Victory

- Residents on the north side of Toftrees inquired about the status of the dedication of Beaumanor and Victory roads to the township. Progress is currently delayed due to unresolved issues between the developer and the township. Additionally, Deans Way requires a topcoat application. The primary concern remains the provision of snow removal services, which the developer is obligated to maintain until township requirements are fully satisfied by the developer.

Scheduling and Action Items

- The next meeting is scheduled for August 20 at 3:00pm at the Clubhouse (Zoom option will be available).
- Key follow-up items include:
    - Contacting Park Security regarding gate and camera solutions
    - Requesting proposals from Chuck Mason (cleaning, painting, gutters, and possible dumpster staining)
    - Confirming tree removal scheduling with Lauder
    - Following up with the pool contractor regarding coping replacement
    - Request CREM work orders for water line and pool step cleaning

Adjournment

With no additional business to conduct, the meeting was adjourned at 3:50 pm.