

## **GREENFIELD AT COLLEGIATE ACRES, INC.**

**Thursday; April 25, 2024 @ 18:30  
Reserve Clubhouse  
18303 Buckeye Circle; Hagerstown, Md. 21740**

**Meeting called by:** Board of Directors

**Type of meeting:** **Open Session**

**Facilitator:** Jennifer Klein

**Note taker:** Jerome Davis

### **Board of Directors**

Jennifer Klein – President

William Huber - Vice President

Ralph Huffman – Treasurer

Jerome Davis – Secretary

Greg Pugh – Webmaster

### **Advantage Property Management:**

Holly Blubaugh – Community Manager

#### **I. CALL TO ORDER** – President Jennifer Klein called meeting at 18:30

#### **II. Establish of Quorum**

- i. Greg, Jerome, Jen, Ralph, and Will were present – Quorum established
- ii. Community Manager - Present

#### **III. Hagerstown Police Department (HPD) / Neighborhoods 1<sup>st</sup>**

- i. Discussion of parking issues and speeding concerns.
- ii. Strongly encourages for all car doors to be locked and to keep valuables out of viewable site.
- iii. Reporting concerns
  - a. NON urgent – report on City of Hagerstown website if issues are non-urgent
  - b. URGENT - contact 9-1-1
- iv. Yearly funds available (\$1000.00)
  - a. Future events (community clean-up, block party, gardens, and welcome bags for new residents/renters.

#### **IV. Acceptance of Board Meeting Minutes (January 25th, 2024)**

- i. Jen motioned to accept, Ralph 2nd, all in favor – motion passed

## V. Financials

- i. Reviewed by Community Manager; Jen motioned to accept, Will 2nd, all in favor – motion passed

## VI. Old Business

- i. Stormwater Pond
  - i. **Reminder will be sent within our quarterly newsletter to address NO ONE is permitted within the fenced in area. Anyone who enters this posted area, could be fined and/or prosecuted at the fullest extent – the HOA and its subsidiaries is NOT responsible for anyone that gets injured and fines that that has been obtained**

## VII. New Business

- i. Hagerstown Fire Department (HFD) / Deana Pelton (Fire Marshal's Office)
  - i. Permanent and/or homemade outdoor grills, fireplaces or barbeques must be approved by the fire Marshal's Office.
  - ii. **ONLY approved firepits (purchased at a commercial retail store) or tiki torches should not be used within 15ft of structures or combustible materials.**
  - iii. For more information, please review brochure that is located on our community website and/or the quarterly newsletter that will be sent out towards the beginning of May 2024
    - a. Safety Tips:
      - i. Keep water source of fire extinguisher nearby
      - ii. Avoid using firepit and/or grill on a windy day
  - iv. Fireworks (shot up within the air) are illegal at any time. Authorities will be contacted and fines will be received
    - a. \$500.00 fine for each firework (ie. A box of 10 – the owner will be fined a total \$5000.00)
- ii. Jim Bender (City Engineer) Discussion on speed humps along Nittany Lion Circle (NLC)
  - i. Petition of study for future precautionary measures to assist with constant speeding within our community
    - a. Speed Control – 3 and/or 4 way stop
  - ii. Storm Drain Erosion (2 drains)
    - a. Located adjacent to Yellow Jacket and behind homes on NLC / Hurricane Court
      - i. Until fix is in place and for precautionary measures, the board will install orange mesh around both drains and no one is permitted around drains until issue is resolved
  - iii. Side Walk Uneven (several locations around the community)
    - a. Issue was revisited to have temporary markings around these locations until issue is corrected by the City
  - iv. Enhance Lighting / Security Cameras within Overflow Parking Lot
    - a. Waiting for updates from the City regarding next steps

**VIII. Other Items & Comments**

- i. Nothing in addition at this time

**IX. Adjournment of open session @ 19:54**

*Minutes respectfully submitted by Jerome Davis - Secretary*