

**Gaywood Civic Club
Meeting Minutes
Annual Meeting – January 30, 2017
7:00 PM, Rummel Creek Elementary School**

The meeting was called to order at 7:02 PM by the President of the GCC, Scott Humphrey. A total of 22 Gaywood residents were in attendance representing 19 households.

Constable Report

Scott introduced Officers Karen Goetz and Janice Grizzaffi who gave the Constable report. The officers noted that Ted Heap was elected as the new Pct. 5 Constable in November, and that they were hoping for positive changes at the Constable's office. They stated that Gaywood has been quiet with no major incidents in 2016. They encouraged everyone to sign up for the vacation watch service when out of town. A homeowner asked if anything was being done to stop the runners and cyclists from entering Hershey park, which was closed due to construction. The officers answered that if the Constable is called they will write citations.

2017 Budget

The 2017 budget was then discussed. Scott stated that there was a small surplus of just over \$2,000 in 2016. To cover possible expenses related to maintenance of the entry signs, a dues increase of \$15/year was proposed, resulting in annual dues of \$360/year. With the increase, operating expenses for 2017 are estimated to be \$46,469, and income is estimated at \$52,140, resulting in a surplus of \$5,671. After a brief discussion the budget was approved unanimously by a voice vote.

Election of 2014 Officers and Directors

Scott introduced the current officers and directors of the GCC. All of the incumbent officers and directors were nominated to continue in their present positions. Elections were held for the four officer positions, the Director #2 position held by Tracie Pierce. The complete slate of officers being considered for election was:

President: Scott Humphrey
Vice President: Gustavo Zapater
Secretary: Steve Gross
Treasurer: Kevin Guggenheim
Director #2: Tracie Pierce

This slate of officers was elected by a unanimous vote of those present. John Vassar will continue to serve in the position of Director #3, the term of which expires in 2018. Jim Petruzzi will continue to serve in the position of Director #1, the term of which expires in 2019.

Wall/Sign Maintenance and Beautification

A subdivision wall survey was sent to all Gaywood homeowners early in January. The survey presented three options:

1. Do nothing (cost ~\$2,000-\$5,000)

2. Improve the current wall (cost ~\$30,000)
3. Replace the wall (cost ~\$80,000-\$120,000)

Results (attached) were roughly evenly split between options 1 and 2, but considering the number of 2nd choice votes for option 2, it appeared to be the most popular option.

Scott proposed spending ~\$5,000 to hire a landscape architect to design plans and estimate costs for wall improvements. A homeowner asked how the Memorial Drive construction would affect the wall. Scott pointed out that the Memorial construction is not currently in the 5-year CIP. The \$5,000 expenditure was approved unanimously. Scott expected to have plans and costs by the summer.

Other Business

A homeowner asked what it would take to move the allowed start of construction time from 7 AM to 8 AM. Scott responded that it would take a change to the Deed Restrictions.

A homeowner complained about the uneven appearance of the various rocks, sticks, and spikes next to the streets to keep people from parking/driving on lawns, and asked if there was a way to normalized these features. Scott responded that these objects are on city property, and the GCC has no authority to regulate them. It was suggested that the homeowner make a proposal for normalizing the appearance.

A homeowner asked about the status of the construction at the corner of E. Gaywood and Apple Tree, which appeared to have stalled and was taking an unusual amount of time to complete. Mark Ruggles, the owner of the property in question, stated that he had experienced a number of setbacks during construction, but that there is construction activity every day that can't be seen from the outside. He said the stone should be installed on the outside of the house by the end of February, and that he expects to move in in July.

The meeting was adjourned at 8:16 PM.

Subdivision Wall Survey Results

Option	Ranked First	Ranked Second	Ranked Third
1 (Do Nothing)	30	19	26
2 (Improve)	34	34	0
3 (Replace)	25	9	36
Total	89	62	62

Comments from Those Preferring Option 1

<p>It should be possible to color wash walls and signs and replace "Gaywood" with new lettering within the cost estimate of Option 1. Consider approaching any of the Builders who are active on new home development in Gaywood. We spoke to one of them a couple of years ago and they indicated their willingness to help. After all it is also in their interest that the approach to the subdivision is attractive</p>
<p>My vote is to simply clean up and make presentable with repairs, option 1 for now and provide some yearly maintenance of brick, falling letters, etc. A 5-8 yr plan for a future renovation vs an abrupt assessment for signage seems more reasonable. I object to the option 3 thinking it is simply unnecessary when the signage simply needs to be attractive, visible and not an extreme burden for such a small subdivision</p>
<p>We looked at the subdivision wall this week and feel that, with appropriate maintenance and upkeep, it is adequate to serve the needs of our community. Option 2, "improve the current wall" is somewhat reasonable but we believe unnecessary. Option 3, "replace the wall" is not reasonable in that the high cost of this option will not result in commensurate value for the community.</p>
<p>I feel that as long as repairs are going to be happening on Memorial Drive for the next several years it would be best not to do anything that might be destroyed or damaged during a major street reconstruction.</p>
<p>We feel like at this time, it's more important to build some bumps in the community roads than putting more money on the wall.</p>
<p>In my real estate opinion, it will add no monetary value to any of our properties and will certainly not do anything to increase sales in our neighborhood.</p>
<p>The appearance of the existing walls help differentiate Gaywood from the neighboring subdivisions -- we don't see any value in making ours look like theirs.</p>
<p>A per household special assessment of ~\$1000 or more for an item that neither adds value to the neighborhood nor increases individual home values is not justified, in our opinion.</p>

Comments from Those Preferring Option 2

<p>Would like to see the designs for 2 and 3.</p>
<p>If we need an assessment would we want to consider exempting or having a discounted rate for residents over 65 or retired. Also what about asking any of the builders if they would contribute to the wall. Trinity Homes in particular has built many homes in Gaywood.</p>
<p>I know an assessment of \$800-\$1,500 would be a burden to us, but especially so for the even more elderly couples than us.</p>
<p>I think more information on the handling of the trees along Memorial would need to be shared before a final decision could be made. The height of the Wilchester fence looks significantly higher than our fence. The trees along Memorial would likely need to be trimmed to accommodate that height increase.</p>
<p>We like the current wall and don't really like those big walls the other neighborhoods have.</p>
<p>I am glad this is being addressed. Wouldn't it be nice if one of the builders in our neighborhood would provide or at least offset this project</p>
<p>The wall really does need improvements.</p>
<p>The present entrances are not really too bad, just needs some updating and some landscaping.</p>
<p>Option 3 really is very expensive and would probably not be something we would agree to.</p>
<p>We think a new taller wall like Wilchester's would contrast too much against Rustling Pines design.</p>
<p>Not Option #3, that is way over the top. I feel the \$250 per household should be sufficient to make a lovely new Gaywood wall.</p>

Comments from Those Preferring Option 3

<p>Option 1 is what we always do....I'm for a more noticeable change.</p>
<p>I don't view option 1 as a viable option. I think the current wall is an eyesore and has a negative impact on the desirability and value of homes our neighborhood. I would gladly vote yes to an assessment that would improve the current situation.</p>
<p>Our preference is 3 if stone is done.</p>
<p>We fully agree that the subdivision entrance is anything but attractive! We think that the only way to do it correctly is to replace the wall with something up to date.</p>
<p>We think the entrance wings are in need of a total change or update. I don't think most people pay much attention to the wall itself. We think that most of the upgrade cost should be for the entrance wings. Having a fancy entrance wing and a less expensive wall would be our preference.</p>
<p>We vote for Option 3 and make it similar to Wilchester.</p>
<p>I hope we don't choose the "do nothing" option #1</p>
<p>Our lots and homes are valued substantially higher than those in Wilchester, and need an asset that presents better than those lots/homes. I believe anything we invest here will pay off on property values for all going forward. Status quo is not an option and the event this does not pass could we look at spreading the cost of this project with the group of homeowners who would support it?</p>
<p>I'm so happy we're going to do something to improve our entrances!!</p>
<p>We are willing to contribute whatever necessary to improve this appearance of the neighborhood. Not only will it help aesthetically, but something more pronounced would allow visitors to spot the turn ins onto East and West Gaywood much easier.</p>