

Graysdale Homeowners Association

Annual Meeting Agenda

April 8, 2025

Participants

- 29 homeowners in attendance

Patton Township Manager's Report – Amy Farkas

- New restaurant – Cava; fast casual; going in across from Aldi
- Working on short-term rental regulations (e.g., for AirBnBs, Vrbo, etc.) – will likely mean those renting for more than 1 day will need to obtain a rental permit; there will be a point system in place, too, which means that owners accrue points for violations...if one reaches 10 points, they'll lose their rental permit
- Working with MPO (Centre County's Metropolitan Planning Organization) to obtain grant funding to study our section of Atherton to look at traffic issues, etc. between Valley Vista and Vairo; looking into ability to use radar/speed enforcement cameras on Atherton (we might seem small, but we have ~1 million visitors here during football season!)
- School district is getting ready to build a new middle school to replace Park Forest Middle School – the Township is working with them to prevent negative impacts on parklands and traffic (particularly pedestrian) control; a traffic study is in-progress
- Celebrating local government this week!! Includes activities with school age kids with prizes! Also, a scavenger hunt throughout park system (which also has a prize) and Coffee with the Manager. Open house this Thursday at the Township building.
- Graysdale Park play equipment: Our park is getting a refresh this summer! A survey went out to members of our neighborhood to solicit help in selecting a new piece of equipment; slide had to be removed because it failed...going to be replaced with another cool piece of equipment; Sensory panel is going to be repurposed – if you have ideas, contact Amy or Susan Wheeler! Should all be done by the end of the summer.
- Shared use path extension: Waiting on the Grayswoods Partnership to deed the remaining land (necessary homeowner land has already been acquired), then it will go to design and will seek grant funding; Likely 2-3 years until we see the project completed

- New bulk pick-up process: Small bulk items can be put in cans; in addition, 2 large bulk items and 2 large recycle items can be scheduled for pick up twice per year (call contractor for pick up) – see [COG website](#) for more information
- Those interested in increasing Cata service to our neighborhood are encouraged to come to the Board of Supervisors meeting in May when this will be discussed
- Noise ordinances are enforced by the Township police department – see ordinances at
<https://ecode360.com/PA1476/search?query=noise&scope=all&sortOrder=relevance>
- We talked about speeding on Grayswoods Blvd. The Township engineers do not recommend speed humps, as they are hard for maintenance/plowing, but they will investigate tracking speeds to better assess the issue.
- Don't forget – You can sign up for a “Do Not Knock” list on the Township website that will prevent solicitors from knocking on your door (but not groups like Scouts and political campaigns)
- Lisa Groves shared that Pam Robb, Army Veteran and Patton Township Board of Supervisors, will be speaking at the Boalsburg Military Museum at 8:15am on Saturday, May 24th as part of the “Walk to Remember our Fallen” that day. [See <https://runsignup.com/Race/PA/Boalsburg/ASoldiersHands> - “The Pennsylvania Military Museum and A Soldier's Hands are hosting a walk to remember fallen heroes, in partnership with Carry The Load, aiming to connect Americans to the significance of Memorial Day. The event includes a somber walk, family activities, and honors Gold Star families, featuring speakers, patriotic songs, and a 21-gun salute to keep the memory of the fallen alive.”]

President's report – Ed McCash

- Vote: Confirming the GHA presidency (presented by Melissa Gundrum) – Unanimously approved appointing Ed McCash as our new Graysdale HOA president!!!
- Vote: Officially extending our HOA Bylaws and covenants
 - Asked about whether the Bylaws and covenants need to be updated – we do not think so
 - Discussed voting to extend them another 30 years (noting that our Bylaws contains mechanisms for making amendments)
 - Question about what our HOA covers: Maintenance and mowing of common areas and retention ponds, electric bill for street and entrance lights, and insurance for common areas (see Treasurer's Report, below)

- **ACTION:** Annie Taylor will create an official ballot to vote on whether to extend them, including a question regarding how long they should be extended
 - Upon approval to extend, the Board will examine the covenants to see if we can easily combine them into a single body – then we can bring that to a vote, as well
 - **POST MEETING UPDATE:** If we approve an extension, the Board will need to work with legal counsel to revise the Bylaws/Covenants to reflect the extension and then file them with the Centre County Recorder of Deeds office.
- Reminder: Graysdale website resources - <http://www.graysdale.com/>
 - Our HOA Bylaws
 - Graysdale Phase I, IIA and IIB covenants
 - Guidelines about sheds and fences
 - Electronic annual dues payment link
- Swale issue (water drainage swale between Scotia Rd and the 1st block of Thorndale Rd/Cul de sac of the 200 block of Doubletree Pl)
 - Ed raised this as an issue that we remain interested in solving; Amy will investigate this
 - **ACTION:** Ed will reconnect with the original Swale committee and welcomes new folks to join (just reach out to him)
- Graysdale streetlights
 - 13 in the neighborhood and some are almost devoid of paint! Ed has called West Penn Power and they seemed disinterested in repainting them.
 - **ACTION:** Amy offered to reach out to her contact there to see if they can't help getting it scheduled. Ed offered to get a list of the pole numbers to her, noting maintenance needs.
 - **POST MEETING UPDATE:** Ed sent list of pole numbers and maintenance needs to Amy.

Treasurer's report – Steve Ryder

- Steve shared his official spreadsheet

The screenshot shows an Excel spreadsheet with the following data:

Reimbursement			
A	B	C	D
2 Current Balance as of:	4/7/2025	\$ 29,215.79	
3 2024 Dues Collected:	100.0%	\$ 9,133.17	
4			
5 Payee (All)			
6 Calendar Year	2024		
7			
8 Values			
9 Category	Total Withdrawals	Total Deposits	Net Transactions
10 Reimbursement	\$362.66		(\$362.66)
11 Power	\$146.66		(\$146.66)
12 Website	\$140.00		(\$140.00)
13 Insurance	\$509.00		(\$509.00)
14 Lawn Care	\$3,302.00		(\$3,302.00)
15 Resale Certificate		\$30.00	\$30.00
16 Dues		\$9,133.17	\$9,133.17
17 Other	\$158.99		(\$158.99)
18 Grand Total	\$4,619.31	\$9,163.17	\$4,543.86
19			

- Dues collections – due in October each year
- Last 2 years have seen 100% payments – thank you, everyone!

Vice President's report – Melissa Gundrum

- Yard sale
 - Cathy Levis has the signs
 - Some interest in continuing even though “Bulk Pick up” is no longer a thing
 - **May 10th will be this year’s date!**
 - Cathy says the signs are beginning to show wear and tear – OK for this year, but should be replaced

- **ACTION:** Melissa will investigate purchasing replacement signage
- Annual picnic
 - August 3rd or 10th at 4:00
 - **ACTION:** Melissa will double-check with her husband (since they do the bulk of the work!) and then finalize the date
 - **POST MEETING UPDATE:** Picnic will be held on August 3, 2025, at 4:00 in the Graysdale Park pavilion