

Facilities Committee Meeting Minutes
Tuesday, April 12, 2017
Regency Hills Clubhouse

Co-chairperson Tom Davis called the meeting to order at 7:00 PM.

The minutes of the March 21, 2017 meeting were approved.

Treasurer's Report

- Maria Derbyshire reported for MaryAnn Chism that there was a balance of \$500 as of 4/10/17.

Subcommittee Reports:

Pools/Spa –Jim Bowman/Neil Hartenstein/Bruce Potter

- The indoor pool at Sloan had the inline heater malfunctioning, it was over heating the water as of last Tuesday. Grube came in and determined the part needed and repaired the pool. The pool was only closed for a day and a half due to this issue.
- It was also noted that the sealing of the pool deck was completed and would be dry in a day. The caulking is yet to be done. It was noted that the pool contractor taped off access to emergency exits and this posed a problem for safety reasons.

Gates - Tom Davis/ Maria Derbyshire

- No problems with the gates at Sloan or Regency Hills.

Repairs – Gary Wahlers/Jamie Moran

- No repairs at Sloan or Regency Hills

Exercise Rooms/Tennis Courts – Tony Kelch/George Hager

- Sloan-exercise equipment was inspected on the 12th and everything was good. The tennis court resurfacing is waiting on a few more bids before work is done and pickleball lines are painted. There will be new nets for the tennis courts
- RH- all equipment checked out for the inspection

Night Watch – *Jim Varvaris/Bill Sirocky*

- Sloan- the shower in the ladies' room continues to leak. The plumber will be in to fix the shower and the faucet in the kitchen. There was a question as to whether it would be more cost effective to have the social committee purchase the faucet, however, the plumber needs to evaluate whether a new faucet would even be needed to establish greater water flow. It was also noted that the fixture is a Moen faucet and Moen will replace it but not to the contractor. There is no information on the faucet at this time, so it was suggested to take a picture of the faucet and produce it to Moen for possible replacement
- RH- no issues other than a night watcher reported that there was an unscheduled party taking place in the RH clubhouse. Apparently, it was scheduled after the calendar went to print.

Pre and Post Inspections - *Joe Malone/Doris Moran/Mary Ann Chism*

- Sloan – No problems, there are 5 rentals for the rest of the year.
- RH- has 1 rental in May

Common Facilities Inspection -*Ron Thompson*

- Will defer to New Business

Old Business:

LED Lights

Question was asked as to information on the rebate from PECO, a copy of the invoice is needed to submit for the rebate and the amount back will be \$250. This is only for phases 1,2,&3. We will get a rate reduction of about \$100/month.

New Business:

Review of Facilities Rules:

Maria reported that she sent all the rules to everyone in the committee. It was recommended under rule #2 to add: sweep floor with Swifter or damp mop. Also, some rules were addressed that coincided with the pool rules ie: replacing items as found, lowering umbrellas and lounge chair backs. The spa rules along with the health dept. state to check water temperature before entering. Therefore, a thermometer was purchased to enable residents to do so

A suggestion was made for a rule for the pickleball courts to state to residents to please reattach nets to fence.

A question was posed to inquire if residents can use the clubhouse without a formal rental. Answer was yes, any resident can bring guests and use the clubhouse if no event is posted on the calendar for that day/time. A formal rental means exclusivity.

There was an exception to general rule #7 regarding hanging items on walls, windows, etc. After discussion, the committee agreed not to change the rule.

A motion was made to accept the rules as written, it was seconded and approved with one dissent. This will go to the CAB for approval.

It was also noted that a copy of the Facilities rules will be attached to the minutes from this meeting.

2017 Common Facilities Inspection: Ron Thompson

Some of the inspection already accomplished, however, 2 volunteers are needed to do the Sloan Clubhouse exterior inspection. Volunteers are also need for another category called other common property which is sidewalks, curbs, gutters, mail boxes. It's a walk around job. This job needs to be broken in categories 2 volunteers for phase 1 and 2 volunteers for phases 2 &3, volunteers were acquired at the meeting. All volunteers will be sent an excel file which they enter information directly or do it manually. Phase 4 is already completed. The pools will be evaluated at the end of May.

It was stated that cleanup of the community after the winter usually coincides with Earth Day and was there any day scheduled for this year. It was noted that there was some talk of getting a day for cleanup but it was TBD.

Liaisons:

Finance Committee – *George Redfern*

- The finance committee has not met since the last Facilities meeting.

Community Association Board (CAB) *Tom McCarthy*

- It was reported that all the items sent to the board from the last facilities meeting were approved by the CAB.
- The restoration was put on hold of the Sloan Clubhouse due to a broken window. The window was reordered and the company was back out today to continue to complete the repair.
- The stairs leading up to the outside deck at the Sloan pool, It was noted that one of the four stringers to the deck was sliding down. The steps were taped off for safety reasons. A professional will be called in to fix the problem before the pool opens.

- The sprinkler inspection company Metropolitan is going to be replaced. There is a company that the CAB is considering, but nothing final at this time.
- The roof on the Sloan clubhouse needs to be replaced. The CAB had inspections done and all agreed that the roof needs to be replaced. There are currently 4 bids out to be considered. The roof will not be replaced until after the pool is closed in the fall.
- A question was asked to investigate whether solar energy could be used on the roof of the Sloan Clubhouse. The CAB is looking into the feasibility of solar energy.
- A question was asked about plantings that were damaged during the restoration of the Sloan Clubhouse. The community will do the replacements, not the restoration company.

Questions/Discussions

A resident stated that while walking in the community on Hanover Road there was a ridge between two adjacent slabs in the sidewalk in front house #216 that caused his wife to fall and be injured. The resident documented the sidewalk with pictures and submitted them to the committee. Bill Metzger was notified and a RAP flyer was sent out warning of the hazard.

The committee stated that many of the sidewalks had been replaced last year. The list of slabs that were replaced last year will be reviewed. There could have been deterioration over the winter.

Progressive dinner committee would like the table and chairs on the Sloan deck to be cleaned before 4/29. Volunteers were requested and positions filled to clean the tables.

Comment was made that many homeowners are having to replace their hot water heaters at the ten-year mark, should the committee be proactive on the replacement of the hot water heater at the Sloan clubhouse. The CAB will look into this.

Comment was made about speeding in Regency Hills. A suggestion was made to call the Township and have the police sit in the neighborhood or have Diane Bidy contact them to report speeders in the neighborhood.

Patriot Committee- the annual Patriot committee meeting will be held Wed. 5/3 in conjunction with the coffee at the Sloan clubhouse. The meeting will be at 10:00am. Ray Buckley suggested having a small plaque made to install at the base of the flags in each clubhouse to state that the Patriotism Committee at RAP supplied those flags.

Meeting was adjourned at 7:52

Next Meeting:

May 9, 2017 at the Sloan Clubhouse

Attendance: Ron Thompson, Ernie Fuchs, Tony Kelch, Lee Liebler, Jerry Iskin, Frank Vibbert, Dave Lowe, Gary Wahlers, Nino Morello, Tom McCarthy, Dave Slipacoff, George Hager, Neil Hartenstein, Bill Sirocky, Rich Bergeman, Art Lebofsky, Barry Smithies, David Price, George Redfern, Lynn Morozin, Doris Moran, Jamie Moran, Mary Jane Doyle, Ray Buckley, Rhonda Salvucci, Maria Derbyshire, Frank O'Connor, Tom Davis

Respectfully Submitted,
Gianna Salvucci – Secretary

REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

FACILITIES RULES

General Rules

1. The clubhouses, pools and spa are open from **6:00 AM to 11:00 PM**.
2. No more than **six** guests per **household** are permitted in/at any RAP facilities, and residents **must** accompany guests at all times.
3. Smoking is not permitted in/at **any** RAP facilities.
4. Pets are not permitted in/at **any** RAP facilities.
5. Scheduled activities have precedence in the use of any of the facilities, and non-participants should use care not to disturb the scheduled activity.
6. **All entrance and egress doors should be clear of any obstructions, both inside and outside.**
7. **You may not attach decorations, banners, posters, etc. to any part of the inside of the building, especially to the tinted windows and doors in the clubroom.**

Fitness Room

1. Children under the age of **16** are not permitted to use the equipment.
2. No more than **six** guests per **household** are permitted in/at any RAP facilities, and residents **must** accompany guests at all times.
3. If others are waiting, usage of a piece of equipment should not exceed **20** minutes.
4. Battery-operated personal devices must be used with headphones.
5. The equipment should be wiped with wet wipes after use.
6. If equipment is not working properly, **notify the Community Manager and the respective Facilities person as listed on the Facilities Committee contact list.**

Tennis Courts

1. Residents and guests only are permitted to use the courts.
2. No more than **six** guests per **household** are permitted in/at any RAP facilities, and residents **must** accompany guests at all times.
3. **Only tennis and pickleball activity is allowed on courts.**
4. Tennis shoes are required to play.
5. Non-scheduled play is limited to **one hour** if others are waiting.
6. **Portable pickleball nets must be returned to their original stored location.**

Putting Green

1. Golf shoes or sneakers must be worn.
2. Pets are not permitted on the putting surface.
3. Smoking is not permitted.
4. Chipping is permitted only within **10 feet** of the putting surface.

Billiard Room

1. Children under the age of **12** are not permitted to use the billiard equipment.

Table Tennis

1. Children under the age of **12** are not permitted to use the table tennis equipment.
2. Play is limited to residents who have been instructed in **setting up** the equipment and their guests.

Swimming Pools and Spa

1. The hours for the pools and spa are **6:00 AM to 11:00 PM**.
2. The indoor pool is restricted to **residents only before 10:00 AM and after 8:00 PM.**
3. No more than **six** guests per **household** are permitted in/at any RAP facilities, and residents **must** accompany guests at all times.
4. Children under the age of **19** are not permitted to use the spa.
5. Young children must wear swim diapers with snug-fitting elastic waist and leg bands.
6. **Glass containers** are not permitted in any pool/spa areas.
- 7 Diving, running and horseplay are prohibited.
8. Battery-operated personal devices must be used with headphones.

9. Electrical appliances (telephone, radio, TV, etc.) should not be placed within *five (5) feet* of the pool water and spa.

10. When scheduled activities/classes (such as water aerobics and **men's water volleyball**) are taking place, the **indoor pool** will be closed to non-participating residents and guests. A notice will be posted on the entrance door announcing that the pool is temporarily closed. However, the **spa** will remain open to residents and their guests during this time.

11. When community holiday parties are scheduled at the **outdoor pools**, those pools will be closed to non-participating residents and guests for the entire day. However, when the outdoor pools are closed, the RAP **indoor pool** will remain open to residents and their guests.

12. When leaving the outdoor pools, **umbrellas, chairs, lounges, and tables must be returned to their original location/condition.**

13. Smoking is **not** permitted.

14. At the first sign of lightning and/or thunder, the swimming pools will be closed and everyone must leave the swimming pool areas.

Spa Warnings:

1. Risk of Fetus Damage – Hot water exposure limitations vary from person to person. Pregnant women should not use the spa prior to medical consultation.

2. Risk of Drowning – Elderly persons, or anyone under a physician's care and those persons suffering from heart disease, diabetes, high or low blood pressure and other health problems should not enter the spa without prior medical consultation and permission from their doctor.

3. Use caution when using the spa alone. Persons should spend no more than fifteen (15) minutes in the spa at any one session. You may shower and cool down if you wish and return for another brief stay. Over exposure to hot water may cause nausea, dizziness, and fainting.

4. Do not use or operate the spa if the suction fitting is missing, broken, or loose.

5. Do not use the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, tranquilizers, or other drugs that cause sleepiness, drowsiness, or raise/lower blood pressure.

6. Before entering the spa, check the water temperature. Do not use the spa if the temperature is above 104°F.

7. Enter and exit the spa slowly.

8. Persons having or reasonably suspected to have any considerable area of exposed sub-epidermal tissue, cuts, or no or recognizable contagious or communicable diseases, cough, cold, open sores, blisters, bandaged wounds, fever, inflammation of the eyes, nasal or ear discharges, should not enter the spa.

Kitchen and Clubroom

- 1. Wipe kitchen counters, tables, chairs, microwave, stovetop and oven after use.**
- 2. Sweep floor and clean with wet Swifter if needed.**
- 3. Make sure oven is off.**
- 4. Garbage disposal and hot water valve at the Sloan clubhouse kitchen should be turned off after use. (switch is located under the sink)**
- 5. Wash, dry and return any used items to their appropriate cabinet.**
- 6. Empty trash**
- 7. All small appliances should be unplugged after use. (Keurig, coffee maker)**

Updated: April 2017

CAB approved: