

Bowman's Tower Farm Homeowners Association Annual Board Meeting – 2025 Meeting Minutes

Start time 7:15 pm

End time 8:30 pm

Attendees: see Attachment

Introductions & Board Reports

- David welcomed everyone to their home
- Brenda thanked David and Seth for hosting, introduced herself as president, and then all officers and board members introduced themselves and stated their role
- Homeowners introduced themselves
- Elyse presented the 2025 budget
 - Several homeowners mentioned that we should consider raising the liability insurance as \$1 million liability that we have always had is low now
 - Katie said she will check into raising it, probably at renewal time in April
- Katie went over landscaping, noting need to clear downed trees in the river path and island
- Dale and Nancy went over Maintenance: tree scorch continued treatment, Gate House completion and updated/fixed street signs
 - Concerns about falling/fallen trees: Lurgan is an emergency route
 - Canal Bridge, the railing damage was raised, DCNR rail should fix, but staffing is issue
 - Suggestion to contact representative Steve Santarsiero or Washington Crossing Park
- Nancy went over architectural reminders for homeowners, noting that a change in personnel at Upper Makefield township has resulted in homeowners needing a permit for most work now

Ongoing Business

- Brenda thanked Andrew Cantor for HOA website refresh/updates: <https://btfarm.org/>
- Brenda reminded homeowners of our Neighborhood Facebook group (Name: Bowmans Tower Farm Neighbors): <https://www.facebook.com/groups/125697661448967>
- Brenda summarized HOA pet rules and noted our goal to keep our neighborhood, families and pets safe
 - She emphasized communicating with our neighbors and there was generalized agreement that this is the best step to resolve issues
 - Several homeowners mentioned dogs unattended in yard, running into street and frightening walking neighbors/dogs
 - Nancy/Dale – Animal Control Warden information. There is a dangerous dog list. Dog control is defined as:
 - Confined on owner's premises
 - Controlled by leash or other means (such as shock collar)
 - Reasonable control of a person (Kept within 2 feet)

- George Heyrich asked if HOA would be liable and general consensus was that the pet owner could be held liable.
 - Brenda stated that the board will discuss the issue further, consider adding dog leash rules (see by-laws discussion below) and perform additional research on the topic.
 - Those present agreed that it would be best practice for all homeowners to talk to each other to work out any issues that are not clearly within the board's purview of maintaining common areas or approving architectural changes to homes.
- Peter has a contact for when you hear excessive rifle range noise from Mercer County, NJ:
 Brian Kiley, Deputy Chief
 Mercer County Prosecutor's Office
 (609) 278-8009
bkiely@mercercounty.org
- Peter discussed traffic safety and noted that we plan to add "Stop Means Stop" signs to our 4 stop signs.
- People noted the continuing issue of cars rolling through Stop signs and speeding through neighborhood. We discussed reminding contractors about traffic safety.
 - Upper Makefield police recommend a letter to homeowners, as they have found when they send extra police to monitor, most of the tickets are given to area homeowners.

New Business

- Brenda discussed potential update or amendments of HOA Bylaws and Covenants
 - Have not been revised or updated since 1994
 - Challenge to get at least 2/3 of homeowners to vote and agree
 - Lengthy, possible very costly process
 - It was suggested that homeowners review the By-Laws and Covenants and fill out a poll or questionnaire to vote whether they think we should update and if so, what should be changed
 - Andy Cantor agreed we could do this poll process through the website
 - Term limits, board size, and board elections were raised as potential issues
- Open floor to homeowners
 - David Owens had issues with previous septic vendors, recommends River Valley Septic
 - Several homeowners suggested a vendor list and suggested it be put on the website

Resources

- Upper Makefield Township Code: <https://ecode360.com/30760549#30760550>
- HOA Management Dog Rule Advice:
- <https://www.hoamanagement.com/hoa-dog-rules/>
- <https://kuester.com/hoa-pet-restrictions/>
- <https://www.cedarmanagementgroup.com/hoa-pet-restrictions/>

Attachment

Attendees:

Shantala Bhandarkar
Vasu Bhandarkar
Jason Blatt
Lisa Blatt
Brenda Burkhart
Andrew Cantor
Elyse Shapiro-Cantor
Mike Dachowski
Sharon Dachowski
Lisa Davis
Paul Davis
Katie Donegan
Don Erdley
Janet Eshleman
Adam Haskin
Meredith Haskin
George Heyrich
Nancy Heyrich
Judy Kroeger
Mike Kroeger
Shobha Vatsya
Jack Levis
Lisa Halteman
Mike Meyer
Kylene Nungesser
David Owens
Matthew Peltz
Hallie Dunn
Geraldine Raymond
Travis Robins
Dan Sawl
Jenna Shedd-Sawl
Lauren Schechter
Brett Whitehouse
Peter Tucci
David Vansuch
Seth Tribble
Dale Van Aken
Debbie Van Aken
Ken Zirk