

Villas at Sagewicke Homeowner's Association Inc.  
2026 Annual Meeting Minutes  
May 12, 2026  
Mount Calvary Methodist Church Fellowship Hall  
175 N. Fairville Avenue Harrisburg, PA 17112

I. Call to Order

- The meeting was called to order by President Rob Sonner at 6:34 PM

II. Roll Call and Quorum

- Tina Hummel from Penn Equity confirmed a quorum attending with 24 households represented. A roster of attendees is available at Penn Equity.
- President Sonner thanked homeowners for their attendance and support of Association activities.

III. Meeting Minutes and Agenda

- The minutes of the May 29, 2025 Annual Meeting were approved as distributed. President Sonner expressed his thanks to Joan Eckhart for her assistance.
- The agenda for the 2026 Annual Meeting was approved as distributed.

IV. Introduction of Volunteers

- President Sonner introduced and thanked the following volunteers and Penn Equity attendees:
  - HOA Board: Jeff McGuire, Daniel Ashby
  - Architectural Control Committee: Joan Eckhart, Susan Boyne, Joe LaCoe
  - Welcome/Social Committee: Charlotte Folmer, Joan Eckhart, Debbie Kepner, Bonnie Swinsberg, Karen Madeira
  - Website: Steve Doheny
  - Penn Equity: Mike Blough, Tina Hummel
- Charlotte Folmer reported on behalf of the Welcome/Social Committee the 2026 Happy Hour driveway (or Forney Way cul-de-sac) events scheduled for the last Friday of the month: 5/29, 6/26, 7/31, and 8/29 (4-6 PM). A host is needed for each event to set up a table, provide paper products and a trash receptacle. On 9/25 we are repeating the Villas at the Cassel Vineyards.

- Charlotte Folmer reported that the progressive Christmas Party will be repeated on December 10<sup>th</sup> from 6-9 pm. This was well received and for 2026 will be formatted with 2 houses with lighter fare appetizers and then deserts.
- Sign-up sheets were provided asking for volunteers to host and or assist with each event.
- Debbie Kepner confirmed that there were no homes interested in the yard sale this year.
- President Sonner acknowledged the efforts of Bill Morrow's to coordinate the 3<sup>rd</sup> Thursday "Guys Night out" event and Debbie Kepner's to coordinate the Ladies Luncheon on the 1<sup>st</sup> Wednesday of each month.

#### V. Welcome New Members

- Jean Seibert was in attendance and recognized as new member. As a point of reference the Seibert's are located at 7575 Forney Way previously occupied by Chuck and Diane Fahnestock. The 7575 Forney Way location will henceforth be officially recognized as the Jean and Wade Seibert home. Welcome to the Villas at Sagewicke!

#### VI. 2025 Year End Financials

- Total income exceeded budget (\$76,781.29 vs. 75,600.00) and expenses were lower than budget (\$66,471.75 vs. 75,810.00) resulting in an operating income of \$10,309.54.
- It was discussed that the two major items influencing budget performance at snow removal and lawn maintenance.
- There was discussion concerning the interest rate for the Money Market Account. This was investigated and reported after the meeting as 3.4%. No additional action is needed.

#### VII. Election Results

- There were no responses to the call for nominations to serve on the Board for the Villas at Sagewicke Homeowners Association. President Sonner expressed a willingness to continue to serve as President after 2 x 3 year terms but encouraged homeowner engagement in the activities of the Board and Association.

#### VIII. Old Business

- Walking Path Common Area: A number of positive comments were received concerning the outcome of improvements made to this area.

Thanks were expressed for Joan Eckhart's and the ACC leadership with this project. Additional trimming is needed and a quote will be obtained. Junipers will be trimmed back to the top of the bank. There was discussion and interest (12 homeowners) in snow removal from the walking path. Thanks expressed for John Madeira's effort to remove snow last year. The Board will follow up to obtain a quote and determine feasibility.

- VAS Snow Removal Policy: Questions have been received asking if the 2" criteria to activate snow removal should be lowered. Careful consideration goes into the decision to activate snow removal based on the amount of snow in driveways and walks. Timing is also considered to allow for snowfall to stop and ideally for the township to complete plowing of the roads. Changing the criteria would increase snow removal expense and as a result would require an increase to the monthly dues for homeowners. The decision was made not to adjust the criteria but instead ask for a quote from Rossi Landscaping in the event an individual homeowner wanted to contract for snow removal that didn't meet the criteria. The efforts of homeowners to assist neighbors with light snow removal was recognized.
- Website Updates: Assistance was requested to improve communication of the timing of lawn service treatments that could be a concern for pet owners. Following the meeting this was discussed with Lou Rossi. It was learned, and communicated to homeowners, that Rossi Landscaping will apply weed and feed on Friday, May 15<sup>th</sup>. The schedule for future treatments will be added to the Website. Additionally, Rossi Landscaping, Inc. has lawn signs that will be posted when treatments are scheduled.
- Website Updates Vendor Access: It was noted that many homeowners have had experience with vendors and obtained quality services at a reasonable price. The Architectural Control Committee has compiled a list and this will be sent to Steve Doheny to add to the HOA website. If you have experience with a vendor and would recommend that vendor to others, please forward the information to Joan Eckhart or a member of the Board.

## IX. New Business

- Rossi Landscaping, Inc.: The Board was successful with efforts to negotiate a two-year agreement with the company. Additionally, Mr. Rossi has added a partner so that this is no longer a single person

operation. The working relationship with Rossi Landscaping, Inc. is going well and will continue to be monitored.

- Tree Removal in Sagewicke Common Area: The removal of trees on Sagewicke property has been negotiated and will be removed in phases to even out the expense. The working relationship between the Villas HOA and the Sagewicke HOA has been positive.
- Exterior Maintenance Service Bundles: The Board and the Architectural Control Committee (ACC) discussed and approved a new approach to support homeowner efforts to maintain the exteriors of properties. This is being referred to as a “Service Bundle.” Conceptually, the ACC and Board might identify needed exterior maintenance for homeowner units. A vendor (or vendors) would be identified and this would be communicated to all homeowners to determine interest on a voluntary basis to engage with the vendor at the homeowner’s expense. As an example, two homeowners obtained estimates from Ebersole Excavating, Inc. to replace permeable driveways. This was communicated via e-mail to all homeowners that might need this service suggesting they reach out to Ebersole directly. Discounts were quoted for multiple sites. Additional projects might include window washing, power washing, and exterior painting of shutters, garage doors, door frames, etc.

X. Adjournment: There being no additional business the meeting was adjourned at 8:00 PM.

Respectfully submitted,

*Daniel Ashby*

Daniel M. Ashby  
Secretary