

**PENN NATIONAL COMMUNITY ASSOCIATION  
MINUTES OF ANNUAL MEETING  
May 7, 2024  
Mont Alto Fire Hall**

The meeting was called to order at 7pm by President Mark Orndorff. There were 110 people in attendance representing 71 households.

Mark Orndorff opened the meeting by welcoming new PNCA members and asking attendees to consider adding their names to the slate of candidates for the offices of PNCA President, Vice President, Secretary and Treasurer.

Mark reminded attendees of the role of the Penn National Community Association as a social organization. He referred to Article II of the bylaws, paraphrasing that some of the objects of the organization are:

- to build a better community and civic spirit
- to provide a community forum to improve communications, such as the newsletter, E-News, and member directory
- helping to build out and address issues of facilities and services within the community

On behalf of Roland Foster, Webmaster and PN E-News editor, Mark Orndorff asked for a show of hands from those who know about the PNCA website, *pnca.info*. Most attendees responded positively. Mark pointed out that the calendar on the website was a helpful tool.

#### Introduction of Officers and Directors

Mark Orndorff introduced the officers and directors of the PNCA: President-Mark Orndorff; Vice President-Beth Pryor; Treasurer-Steve Mitchell; Secretary-Saundy Fielhauer; Publications Director-Eileen Grady; Local Government Liaison-Rob Ackerman; Social Activities Director-Tara Kellam; Membership Director-Gale Christ; White Rock Liaison-Carolyn Best along with Past President-Dan Whaley, Webmaster- Roland Foster, Events Director-Pam Curro, and Welcome Committee-Pam Curro and Carolyn Lamson.

#### Election of Officers

Mark Orndorff asked for nominations for the 4 elected positions. No names were put forward. As each of the elected officers volunteered to stay on for another

year, Dan Whaley made a motion for the slate of officers to be accepted as submitted. The motion was seconded by Jon Curro and unanimously accepted.

### Holiday Dinner/Dance

Tony Tirella, who, along with Lori Fink, is organizing the annual holiday dinner/dance, took the floor briefly to discuss plans for this year's 'Jingle Mingle' event on December 11. The event will be held at The Orchards with a buffet dinner, photo booth and DJ, who will play the entire evening. Registration forms will invite guests to recommend songs for the DJ playlist.

### Guest Speaker

Rob Ackerman introduced Don Clapper, who has been the Chairman of the Board of Supervisors, Guilford Township, for the last nine years. Mr. Clapper started with a brief biography: he is a lifetime Pennsylvania resident, attended trade school and worked in the automotive industry for 11 years before starting his own construction company. After 23 years in construction, he had an epiphany to become Guilford Township Supervisor. Mr. Clapper continued with some highlights about Guilford Township, which was incorporated in 1751 and consists of 51 square miles. For many years Guilford Township was a small farming community; however the commercial, industrial, and manufacturing that has sprung from the local farming has created much growth in the residential sector as well. With 14,627 residents, Guilford Township is the fourth largest township in Franklin County in population. It has 130 miles of roads to maintain and the highest assessed real estate value in the county.

Mr. Clapper went on to discuss one of the more frequent concerns brought forward by residents: there are fewer amenities, such as public trash collection, in Guilford Township compared to larger, more expensive metropolitan areas. There is a reason for that: Guilford Township is a small, down-home community where we do not have high taxes. In fact, there has not been a property tax in the Township since 1992. Mr. Clapper explained that the Guilford Tax Collector collects taxes for local school districts and Franklin County, but nothing for the Township. Guilford Township's revenue comes from 0.7% earned income tax and 0.5% real estate transfer tax. Guilford Township has a budget of \$2.5 million, of which \$408,000 goes to emergency services.

Another area Mr. Clapper stressed is volunteerism, which is declining rapidly across the state and country. Every organization is feeling the lack of volunteers, especially the emergency services. He noted that at a Guilford Township meeting two residents requested the installation of fire hydrants on their street. His response to the residents was that we have pumper trucks and water tankers ready to respond. While fire hydrants on every street would be a good thing, it is not an emergent issue. After that meeting, he pondered the request and came to the conclusion that we need not be concerned about having enough water when the fire truck arrives, but rather we should be concerned that the fire truck arrives when you call emergency services. Mr. Clapper encouraged the audience to reach out to their local fire departments and see how they can help. More importantly, he encouraged the audience to donate to the fire department. He gave the example of two fire departments that want new fire trucks. It takes 3 years and over \$1 million just to purchase the fire engine. It would take a lot of fundraisers to meet this cost. We have three fire departments inside the bounds of Guilford Township and we support three more outside the bounds, with Mont Alto Fire Station being one of those. While the budget for emergency services is high, it does not nearly cover the costs.

Mr. Clapper stated that over the years there have been calls for local nuisance concerns and most ordinances are the result of ongoing complaints or concerns. Guilford Township does not have a local Police Department. There is no code enforcer nor does the budget support having one. Rather than raising taxes, we should work together to bring neighbors into compliance. The process for addressing a non-compliant situation is to first talk to the neighbor. If that is not possible or productive, the next step is to fill out a complaint form, which can be found at the Township office. The township will hand deliver the complaint form. When the time of compliance for the ordinance in question has passed and they have not come into compliance, then the complainant takes the complaint form to the magistrate, who then assesses penalties. This process seems to be efficient in most cases. Most complaints do not make it to the magistrate's office.

Mr. Clapper did not take questions from the audience but indicated that he welcomes questions in his office or through PNCA Government Liaison Rob Ackerman.

### Treasurer's Report

Steve Mitchell highlighted several items on the Budget Report. Dues are expected to provide \$15,000 in funds for the next fiscal year, much of which will be used to support three events: the summer Battle of the Neighborhoods, the fall picnic and the holiday dinner/dance. The cost to publish the Newsletter and Membership Directory are offset by advertisement revenue. Many of the events listed in the budget, including the wine tastings and ladies' luncheons, are self-funding and do not require additional funds. The PNCA does provide support to several committees, such as the Harmony Singers and the needlework group, which use the funds to pay for their meeting places. Steve projects that PNCA will have \$16,271 in funds at the end of this fiscal year, with \$5000 of that as a contingency reserve. Dan Whaley moved to approve the budget. The motion was seconded by Dudley Gayman and unanimously accepted.

### Membership

Beth Pryor, reporting for Gale Crist, stated that there are currently 639 PNCA member households, 370 of which have renewed for next year. The membership drive runs through May 31. The fee for 2024/25 remains at \$25 per household.

### Government Liaison

Rob Ackerman noted that he has a few items which have already been reported in the Newsletter and E-News. The speed limit signs with flashing lights have been moved to Cascades Drive, Penn National Drive and Fairway Drive South at the request of residents on those streets. Most of the feedback from the lights has been positive, with only 2 negative responses. Rob also mentioned that he received feedback regarding residents having positive interactions with state troopers. With regard to Congressional Terrace, which is closed to through traffic due to a sinkhole, White Rock granted an easement for the relocation of the sewer line to the area of Fairway Drive East and Congressional Terrace. The Township elected not to move it due to high costs. Instead, the Township had hired an engineering firm to conduct deep core drilling to determine why the sinkhole was created. There is no estimate for how long this will take.

Residents on Fairway Drive East requested the installation of fire hydrants on the street after learning from our state elected official that some of the federal COVID money was earmarked for water and sewer projects throughout Pennsylvania townships and local governments. An application is needed to request a grant.

The residents were referred to the Guilford Township Water Authority, but as of May 7, the Water Authority has not submitted an application because there are other projects going on. Rob related that in the early days of Penn National, White Rock had the water company for Fairway Drive East. As more streets were added, the Township took over and the streets had to come into compliance with state regulations. Also, when PNCA was a homeowner's association, the Greenbriar section raised the issue of no fire hydrants. The HOA did not supply any funding; however there were point people who collected money from residents. As a result, they reimbursed the Water Authority to install fire hydrants. Rob reminded the audience that PNCA is not an HOA, but rather a social organization and it does not collect money for such projects.

Rob Ackerman then discussed the statement regarding covenants from Patti Nitterhouse, which was included in Patti Peck's April 8, 2024 Weekly News email. In particular, it notes that covenants are enforceable neighbor to neighbor and White Rock is considered a neighbor to all the homes that back up to the golf courses. Rob has a copy of the original covenants dated December 27, 1967. As Mr. Clapper discussed earlier, the Township has no enforcement of neighborhood covenants. White Rock has no enforcement office. If someone is in violation of a covenant and you cannot work it out with them, the only recourse is to hire an attorney and take the matter to Commonwealth court in Chambersburg and a judge will rule on the case. If anyone is interested in a copy of the original covenants, Rob is willing to make copies for individuals at the requester's expense.

Rob then discussed ordinances, as he gets a lot of contacts from residents regarding ordinances. Copies of ordinances are available free of cost at the Township office. Rob mentioned ordinance 2004, which pertains to outdoor burning, and 90-10, which pertains to prohibited nuisances with regard to dogs and cats on private and public property. Bernie Goldberg inquired whether the ordinances and related forms could be posted on the PNCA website. Rob responded that PNCA is a social organization and the meeting was intended to provide a forum for sharing information. Another resident commented on neighborhood walkers, who have been observed walking with their backs to traffic. Rob noted that Pennsylvania vehicle code requires walkers to walk facing traffic and single file when there is traffic on the road. Mark Orndorff reminded residents to share the road and be both courteous and safe. There was a question

about how new residents can get a copy of the covenants, since White Rock does not have copies available to the public. They do, however, provide a copy of the covenants when they sell a property. Rob reiterated that he was willing to make copies for interested parties. Resident Charles Swigart stated that covenants can vary depending on the part of the community where your home is located and there is no enforcement. A property owner affected by a violation must take action. Steve Mitchell also mentioned that some neighborhoods in Penn National have Homeowners Associations with rules and by-laws in place.

### Publications

Mark Orndorff noted that Eileen Grady is doing a fantastic job on the Newsletter. Eileen has the support of residents with content contributions and Carole Mathieu, who handles the advertisements and money. Mark met with Eileen recently and discussed the issue of electronic versus paper copy of the newsletter. With advertisements covering the cost of delivering printed copies of the newsletter, residents are free to change their preference by leaving their name on the newsletter list at the meeting or by contacting Gale Crist or Mark Orndorff.

### White Rock Liaison

Carolyn Best provided the highlights of her April meeting with White Rock, which will be posted in the June newsletter:

- Patti Nitterhouse reported that real estate sales and resales are strong and there is a shortage of housing in Franklin County.
- Manor House has been renovated with three rooms available for short-term rentals.
- The WellSpan Medical Center is open with Family Medicine, Podiatry, Rehab and Lab services.
- The golf course has new staff and groundskeeping. Some of the focus over the winter was tree stumps and reseeding.
- Work has begun to repaint the 1888 bank barn.
- The Founders Grille has had it's Easter buffet and the Mother's Day buffet was coming up. They will try to have more outdoor events this summer, including Music on the Patio. Check the weekly email newsletter for upcoming events.
- The Wood Crafters Expo and Food Truck Festival was held on April 27, despite the poor weather.

- 60% of the fundraising goal for Leg Up Farm has been reached. The president of the organization has moved on to another position and a new president should be in place this summer.
- The Clash of the Clubs is coming up.

### Special Events

Pam Curro noted some upcoming events:

- Memorial Day program at the Trellis
- Music Night on Friday, June 7 at the Trellis. The band will set up in the pavilion area
- Trivia Night on Wednesday, July 17 at the Mont Alto Fire Station
- Another Music Night in August
- The PNCA picnic on September 7
- Wine Tastings, Men's and Ladies' luncheons; information is on the PNCA website
- Holiday dinner/dance in December
- Photos from the Pennsylvania State Capitol tour in March are available. This event was popular and may be repeated in the fall.
- New Cumberland Valley Business Alliance cards, with discounts for various businesses, are available
- Waynesboro now has a card for discounts at various businesses as well.

Pam indicated that they are open to suggestions for future events.

Pat Vrabel spoke about the upcoming community wide yard sale on May 17 & 18. The yard sale at Tami Powstenko's home will benefit the Antietam Humane Society. Donations of items for the sale are being collected.

There being no further business, Dan Whaley made a motion to adjourn, which was seconded by Jon Curro and unanimously accepted. The meeting adjourned at 8:26pm.

Respectfully submitted,

Saundy Fielhauer  
Secretary PNCA