

Deerfield Manor Homeowners Association: Annual Meeting
Monday, March 8th, 6:30 – 9:00 PM

Topic	Notes
Approval of Deerfield Manor Homeowners Association 2010 Board of Directors	<p>The following individuals were proposed and agreed to as Officers and Street Representatives:</p> <ul style="list-style-type: none"> • Wendy Vespa – President • Kris Overstreet – Vice President • Nicole Albert - Secretary • Gill Kearns – Treasurer • Vicki Berardon – Street Rep Thorntree Drive • Karen Burton – Street Rep Candlewood Drive • Terry Abbott – Street Rep Quail Hill Drive • Rachel Vopal - Street Rep Cedarvue Drive <p>*One Street Rep still needed for Hollow Tree Drive/Merry Oak Lane/Turnberry Drive, please contact Wendy Vespa (wvespa@msn.com, 412-831-2229) if you are interested</p>
Committee sign-ups available to assist with Deerfield Manor events	<ul style="list-style-type: none"> • Spring Clean-up : Saturday, April 10th • Progressive Dinner: Saturday, May 1st • Garage Sale: TBD based on interest • Block Party and Fall Clean-up: Saturday, September 18th • Secret Santa: December <p>*Please contact Wendy Vespa (wvespa@msn.com, 412-831-2229) if you have an interest in assisting with any of these neighborhood events</p>
In light of Township and Deerfield Manor development plans, a special committee for land development has been established	<ul style="list-style-type: none"> • Committee in need of a chairperson and members • Committee objective is to develop an understanding of planned development and assist the Deerfield Manor Home Owners Association in the effort of raising awareness with Deerfield Manor residents
Deerfield Manor Resident Request	<ul style="list-style-type: none"> • Please be sure to pick up after your dogs and help keep our neighborhood clean
Panel Discussion	<p>Parties represented include:</p> <ul style="list-style-type: none"> • Dave McLean – Boyce Middle School Renovations Architect • Scott Brillhart: Township Community Development • Jeff Thomas: Thomas Builders • Judith Browne: 2009 Deerfield Manor President <p>Panel Moderator: Jamie Callan: 2009 Deerfield Manor Treasurer</p>
Scott Brillhart: Township Community Development	<ul style="list-style-type: none"> • Distributed the 2005 Upper St Clair Comprehensive Plan (abbreviated version) – complete version can be viewed at www.twpusc.org • Focus Group has been initiated to discuss considerations, impacts, and plans for the development of land at the north/west corner of the Washington/Boyce Rd intersection, the group has met twice with

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	<p>Judith Browne representing the Deerfield Manor Homeowners Association</p> <ul style="list-style-type: none">• Traffic Study has been conducted to understand how future land development could impact the Washington/Boyce Rd intersection – the complete traffic study can be viewed on the Deerfield Manor website, within the Focus Group Report, October 12, 2009 section: www.deerfieldmanor.com/development.php#Oct1209
<p>Jeff Thomas: Thomas Builders</p>	<ul style="list-style-type: none">• Thomas family purchased the remaining parcels in Deerfield Manor in 2008 as well as 16 acres at the north/ west corner of Washington/Boyce Rd intersection• Due to the Duquesne Light transmission line on the property at the north/west corner of the Washington/Boyce Rd intersection, Thomas Builders do not think it would be appropriate for residential development• Residents expressed concerns related to the tree removal that was done on the empty parcels, including:<ul style="list-style-type: none">- Unfriendly gesture, would have appreciated advance notice- Increased noise pollution from the Woodland Hills Swim Club- Not consistent with green development practices• Related to the tree removal, Thomas Builders explained the following:<ul style="list-style-type: none">- 85% of trees removed were unhealthy, needed to remove the remaining 15% to access the unhealthy trees- Estimated spend of \$200,000 - \$300,000 for landscaping, including the planting of maples, oaks, etc- Believe that taking out inferior trees, grading the land, putting up buffer trees, and landscaping will aid in lot sales• Question: Are more spec homes planned?; Answer: Yes, it is possible, but would like existing spec home to sell first (priced at \$1.8M)• Question: Are there plans to develop carriage homes in Deerfield Manor?; Answer: No• Question: When will landscaping efforts start?; Answer: As soon as the snow melts and dirt can be transplanted• Question: What is the plan for cutting in a road off Circle Drive, parallel to Pinetree Drive and Hollowtree Drive and building homes?; Answer: No date identified at this time, intend to develop 9 single family homes, first floor living floor plan• Question: What are the plans to develop the south/west corner of the Washington/Boyce Road intersection?; Answer: Zoned residential single family, develop 3 lots on the stub off of Thorntree, leave remaining land with trees as common area, continue 'hut' renovations until determine what to do with that lot, considering developing a Williamsburg style building to serve as a Thomas Builders office location, leverage focus group for input

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	<ul style="list-style-type: none"> • Question: Is an Assisted living facility being considered for the south/west corner of the Washington/Boyce Road intersection?; Answer: Could be a possibility, but more interested in another location for this type of development
<p>Dave McLean: Boyce Middle School Renovations Architect</p>	<ul style="list-style-type: none"> • Renovations are on schedule and on budget • Approximately ¼ through renovations, target completion August 2011 • Enhanced traffic flow around the school • Turf is being considered for the football field by the School Board and Athletic Department • \$1M cost associated with turf field, lights, drainage, and potentially restrooms and concessions stand • Aware of existing drainage issues on the field, plan to address • Residents expressed concerns related to noise pollution and field lighting, including: <ul style="list-style-type: none"> - Why necessary given other available fields with lights at other schools and Community Center? - Current construction lighting is invasive for Deerfield Manor residents - Sound level in Deerfield Manor was significant when the marching band practiced at Boyce • Dave noted the following: <ul style="list-style-type: none"> - Final field lights will zero out at the perimeter - Will follow up with contractors regarding lighting levels during the construction

*Residents are encouraged to check the Deerfield Manor website for future updates:
www.deerfieldmanor.com