

THE RESERVE AT SPRINGTON WOODS HOMEOWNERS ASSOCIATION

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held on August 12, 2019 at 36 Ridgeview Road, Newtown Square, PA at 6:30 p.m. The meeting was called to order by George Simon, Board President. Present were Jack Wiley, Meredith Denovan, Nick Aponte and Al Marino, which constituted a quorum of the Board of Directors.

Upon Motion duly made and seconded, it was RESOLVED that the Minutes of the Meeting of the Board of Directors on June 10, 2019 be approved as recorded. Mr. Marino presented the Treasurer's report for June/July, 2019. As of this date, the Association had a net cash balance in its operating budget account of \$69,498.42. The Association Reserve Fund has a balance of \$99,141.13. These funds will be used for major repair work in our development, e.g. future tree work in the RSW common areas. Mr. Marino asked permission to pay the following expenses: hydrant service, trash collection, front entrance plants, and lawn care.

Upon Motion duly made and seconded, the Board APPROVED the payment of these expenses.

COMMITTEE REPORTS

Architectural and Landscaping:

Mr. Wiley stated that the Architectural and Landscaping Committee has requested that an additional paint color choice be approved for front doors. The Board approved black as the alternate paint color with the understanding that the door handles will still be brass. The updated regulation will be sent to residents upon final Board approval in September.

A resident requested another roof shingle be approved other than Tamko. The Board will confirm that the color is the same or close to the existing roof shingles and then add that to the existing regulation. Final approval of the amended regulation will occur at the September meeting.

A resident requested approval for removal of dead shrubs and replanting. The Board approved this request.

Mrs. Denovan reported that residents who were cited in the Annual Inspection were sent letters in June with a date of August 1st to comply. Reinspection will take place at the end of the month.

Mr. Simon discussed the need for aeration of lawns and reseeding. The Board agreed that since the aeration is a budgeted item, Downend Landscaping should proceed. The Board will review the budget in September to see if there are funds available for broadcast seeding of RSW lawns.

The Board wishes to thank Cindi Sullivan for all her hard work, with the assistance of Jack Wiley, in beautifying the front entrance.

Betsy DeNapoli, ALC Chairperson, has relinquished her chairmanship for personal reasons. The Board thanks her for all she has done for the community in her years on the ALC. Lini

Kadaba has taken over this position temporarily and the Board thanks her for stepping in to help.

Maintenance Committee

Members of RSW Board and interested neighbors conducted a meeting with John Hosbach, Rockwell Urban Forestry, and the Association's arborist, and were advised to monitor the spotted lanternfly situation in some locations in our community. Mr. Hosbach stated that insecticide treatments are often expensive and do not solve the problem. The host tree is The Treet of Heaven, of which there are many in the wooded areas around our community. The SLF is more of a nuisance insect, similar to the stinkbug. He also noted that they have begun to enter the Ridley Creek State Forest and that could hasten the infiltration of more insects into the Reserve. For the moment his advice is to inform an RSW Director when an SLF is discovered on your property or the common area behind your property and to kill the pest. The Board will schedule another meeting with Mr. Hosbach in mid-September and report any increase to SLF concentrations in our development

There was nothing to report from the Finance, Governance, or Social Committees.

There being nothing more to report, the meeting was adjourned. The next meeting of the Board of Directors will be September 16, 2019 at 7:00 pm.

Meredith Denovan, Board Secretary

August 23, 2019