

*The Reserve at Springton Woods  
Residents Association*

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held on October 16, 2017 at 36 Ridgeview Road, Newtown Square, PA at 5:00 p.m. The meeting was called to order by George Simon, Board President. Present were Suzy Hoffman, Jack Wiley, and Nick Aponte, 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 September 11, 2017 be approved as filed. Mrs. Hoffman presented the Treasurer's report for September 2017. As of this date, the Association had a net cash balance in its operating budget account of \$43,976.02. There is \$49,321.71 in the Capital Reserve Fund, which will be used for major repair work in our development.

Mrs. Hoffman asked permission to pay the following expenses: hydrant service, copies and miscellaneous, Trash Tech, and lawn care. Upon Motion duly made and seconded, the Board.

**APPROVED** the payment of these expenses.

**COMMITTEE REPORTS**

**Architectural and Landscaping:**

Due to a bevy of resident requests for landscaping and architectural additions/changes which are not specifically addressed in our governing Covenants, the Board of Directors discussed the need to develop uniform regulations for permanent, low voltage outdoor lighting applications, walkway and patio installations, and the use of decorative stones on RSW properties. Since our building structures are in close proximity to each other, the Board intends to create regulations that do not intrude upon the sensibilities of neighbors and maintain the uniform character of our development. **While the Board is finalizing these regulations, which should be completed by mid-November or sooner, there is a moratorium on the approval of any projects which pertain to the items listed above. As always, residents must seek Board approval to implement any landscaping or exterior architectural additions or changes.**

Mr. Wiley reported that all properties, that were previously cited for wall and roof mold, dead shrubbery, etc., are currently in compliance.

Mr. Simon reported that the lawn aeration and re-seeding project was successful.

**Maintenance Committee:**

Mr. Simon reported that the discussions with GMH Corporation, which owns the Trotters Court building site, are nearly complete and remuneration for the use and maintenance of our roadways has been negotiated – the Board awaits the signed agreement from GMH.

The finials on the top of the No Parking and Stop signs have been replaced with durable vinyl fixtures. Portions of all RSW roadway signs have been painted and the more delicate painting of said signs will be soon completed.

Mr. Simon asked the Board to approve the cutting of a 15 foot swath at the base of the perimeter wall and to apply herbicide on the vertical face of the wall. Upon Motion duly made and seconded the Board of Directors

APPROVED the removal of underbrush at the exterior perimeter wall.

**Finance Committee:**

The Directors discussed the 2018 operating budget, which Mrs. Hoffman presented. She will present the final 2018 budget at the Board's November meeting.

**Governance Committee:**

No report.

**Social Committee:**

No report.

**Springton Sewer Association:**

Mr. Aponte stated there has been little activity about the proposed "Mid Rise" apartment complex building project during the past few months. He stated that the Runnymede Citizens United organization conducted a meeting in late September and asked the Democrat candidate running for Edgmont Township Supervisor and a current member of the Board of Supervisors to discuss their views re: the "Mid Rise" building development.

**New Business:**

The Board of Directors will host an outdoor lighting demonstration at 26 Post Run on October 27 (Thursday) from 7-8:30 pm. The Directors will use this opportunity to learn more about the pros/cons of permanent outdoor lighting and to assist them in the issuance of regulations for such a project. All RSW residents are invited to this event.

The next Board meeting will be held on **Monday, November 13 at 7:00 PM** at 36 Ridgeview Road. There being no further business to discuss, the meeting was adjourned at 6:30 p.m.

Meredith Denovan  
Meredith Denovan, Board Secretary

October 18, 2017