

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 April 15, at 5 p.m. at 16 Ridgeview Road. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Al Marino, Joe Connor and Suzy Hoffman, 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 March 18, 2024, be APPROVED as filed.

The RSW annual meeting will be held **Tuesday, May 7, 2024 at 7 p.m. at the Edgmont Township Building**. Three nominations were received for the two up-for-election positions. Running are Nick Aponte, Howard Gordon and Al Marino. Ballots have been distributed and **MUST** be received no later than **May 1, 2024**, either by dropping off at 30 Ridgeview Road in the box on the porch or by U.S. postal mail to PO Box 110, Newtown Square, PA 19073. No emailed ballots will be accepted. Those running will be notified of the results prior to the Annual Meeting. Results will be announced to the community at the annual meeting and later by email. Following the meeting, Board members will decide positions by consensus.

Mr. Marino presented the Treasurer's report for March, 2024. As of this date, the Association had a net cash balance in its operating budget account of \$106,976.46. The Association Reserve Fund has a balance of \$118,602.87. These funds will be used for capital improvements, structural replacements (retaining wall, for example) or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following April 2024 expenses for trash/recycling, landscaping and stop sign installation. Upon Motion duly made and seconded, the Board APPROVED the payment of \$3,390.17 for April expenses. March final expenses came in at \$23,054.86, which included spring cleanup/mulch/landscaping (\$17,720), tree work (\$1,400), and federal income tax (\$868).

Mr. Marino reported that one homeowner has not paid the annual dues bill for 2024 of \$1,850 per home plus \$229 for the trash/recycling. The homeowner's estate has been notified.

COMMITTEE REPORTS

Architectural and Landscaping Committee

The Board APPROVED a deck project on Ridgeview Road.

The Board APPROVED a deck project on Post Run.

The Board is addressing dead ash trees in the common area behind a house on Riders Run. Funds for the project have been budgeted for this year.

Mrs. Hoffman reported that mulching is underway.

She also reported that work on a common area swale near homes on the cul de sac will begin shortly.

The annual inspection of properties will take place on May 1. As usual, the following areas will be inspected: Mold on half walls and house walls, leaning or moldy/dirty mailboxes/posts, faded shutters and dead trees/shrubs. Emails to those in violation will go out around May 22. Residents cited will have 30 days to address the problem. If the problem is not addressed, the Board can issue fines.

Maintenance Committee

The Board is looking for volunteers to help with occasional small projects within the community. This allows the Board to keep dues at a reasonable rate. Those interested, please email the Board at rswwboard@gmail.com.

The Board would like to welcome **Jeff Frazier** of Ridgeview Road to the maintenance committee.

Mr. Connor reported the stop sign project is completed.

Finance Committee

No report.

Governance Committee

Mr. Connor reported the committee (Karen Robinson, Al Marino and Joe Connor) at its Mar. 25 meeting continues to review the covenants and then bylaws with the goal of updates presented to the community by January 2025. Changes to the governing documents require a two-thirds vote of approval by the community. The committee will meet next on May 21.

Social Committee

Ms. Kadaba reported that plans continue for the **Sunday, June 9, Block Party** to be held at the cul de sac on Ridgeview Road. The invitation has been sent to the community. **Please RSVP by May 15**, by using the Venmo code on the invitation (also posted to the RSW website) or by dropping off a check for \$10 per household to Zofia Dripps at 26 Ridgeview Road.

The committee will meet next on May 13.

Look out for a spring newsletter.

RFA Update

Mrs. Hoffman reported that the pickleball courts being built at the upper tennis courts near Canter Village are expected to be ready in the spring.

Old Business

Ms. Kadaba reported that two homeowners have not provided current homeowner documentation as of April 1, 2024. The homeowners have until May 1, to provide the documentation or be fined.

Ms. Kadaba reported that PECO has reseeded lawns disturbed by the upgrade project that had not taken and placed hay on top. If your property was reseeded or a common area near you, please water the area.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 6.30 p.m. The next meeting of the Board of Directors is scheduled for May 13, 2024, at 5 p.m. at 16 Ridgeview Road.

If you would like to add an item to the Board agenda for the Board to discuss, please email the board at rswboard@gmail.com by May 10, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Apr. 27, 2024

The agenda for the annual meeting will be as follows:

1. Approval of the Minutes of the 2023 Annual Meeting – (enclosed)
2. Election of New Board Members (ballot enclosed)
3. President's Report
4. Treasurer's Report for 2023
5. Committee Reports
 - Architectural and Landscaping (ALC) – Susan Hoffman
 - Finance – Al Marino
 - Social – Lini Kadaba (Zofia Dripps presenting report)
 - Governance – Joe Connor
 - Maintenance – Joe Connor
6. Questions
7. Committee signups for 2024-2025