

## 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 Aug. 26, 2024, at 5 p.m. at 16 Ridgeview Road. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, Nick Aponte, 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 July 22, 2024, be APPROVED as filed.

The Board discussed the ongoing issues with Blosenski Trash Haulers. Mr. Marino wrote a letter to Blosenski complaining about service. The response was not satisfactory, and Mr. Aponte is pursuing a meeting with the company's leadership. Ms. Kadaba reported that she contacted three other trash haulers and received price estimates that were about two-thirds more. The Board was reluctant to pursue switching vendors at this time given the significant price increase.

Mr. Connor reported that the hydraulic oil leak on Post Run has been remediated and poses no danger to the community, according to Home Depot's Environmental Services in Atlanta, Ga. The stain, however, remains, despite two attempts to clean it. When the roads are next resealed, the stain will be covered.

Mr. Aponte presented the July 2024 Treasurer's report. He reported that as of this date, the Association had a net cash balance in its operating budget account of \$72,233.11. The Association Reserve Fund has a balance of \$120,762.91. These funds will be used for capital improvements, structural replacements (roads, retaining wall, for example) or other major repair work in the common areas of our development. He also reported that the budget is over by \$3,600, primarily due to higher than expected snow removal costs.

Mr. Aponte said there were no preliminary August 2024 expenses as of this date. July's final expenses totaled \$19,796.34, the bulk landscaping expenses.

Mr. Aponte reported that the audit related to workers compensation was completed. The premium increased \$414 due to the lapse in workman's compensation insurance by McCullough Landscaping. That increase is being covered by McCullough, who has obtained the WC insurance as of June 27. The RSW is listed as an interested party.

## COMMITTEE REPORTS

### Architectural and Landscaping Committee

The Board APPROVED a proposal to add four windows to the exterior of a home on Post Run.

The Board APPROVED a new kitchen exhaust for a home on Post Run CONTINGENT UPON it venting to the same side as the original vent.

The Board APPROVED a deck replacement for a home on Post Run CONTINGENT UPON obtaining a permit from the township and submitting permit to the Board.

**Mrs. Hoffman reported that McCullough is targeting aeration of all lawns (\$2,150) for the week of Sept. 16, weather permitting. Flags to mark sprinkler heads and a notice with details to come. The lawns also will be seeded by McCullough for \$1,500. Homeowners will need to water the lawns before and after aeration/seedling.**

Mrs. Hoffman reported that lawns will be fertilized in early September.

Mrs. Hoffman reported that trimming of bushes/trees on the small berm has taken place.

Ms. Kadaba reported that upon a second reinspection on Aug. 19, two homes had not complied. The Board/ALC is determining the best way to remediate copper awnings that are rusting.

Ms. Kadaba reported that three homes were cited for weeding violation. Inspection of the streetview of yards for weeds will take place every two weeks, around the 15<sup>th</sup> and 30<sup>th</sup> of the season through September.

McCullough Landscaping provides weeding services for \$90 an hour. Homeowners should contract directly with McCullough if interested. Email: [destin@dmpropertymaintenance.com](mailto:destin@dmpropertymaintenance.com).

The Board discussed homes with several plants in pots in the front beds or on windowsills as eyesores based on complaints. The Board urges homeowners to limit the number of pots in front beds/windowsills and to remove them in the winter months (November to March). Pots on porches and/or half walls may remain.

A resident on Ridgeview was cited for a decorative item in a front tree.

A resident on Post Run was cited for a decorative item in a front bed.

Residents are reminded that RSW regulations/covenants do not allow decorative items to be displayed in areas visible from the street.

The Board received a complaint about swings hanging from front trees. The Board determined the items are children's toys and therefore allowed.

The Board also would like to remind homeowners that any changes to the exterior of homes or landscaping must be reviewed by the Architectural and Landscaping Committee and then approved or denied by the Board. This process will take 30 to 60 days. Please allow for this time when planning projects. The Board will no longer expedite the process.

### **Maintenance Committee**

No report.

### **Finance Committee**

Mr. Aponte reported that a Citadel CD of \$25,000 will be maturing. He plans to invest it in a new CD at a favorable rate as part of a short-term CD ladder. The Board gave the go ahead.

### **Governance Committee**

Mr. Connor reported that he plans to meet with attorney Adam Marcus to begin the process of making technical corrective changes to the Covenants, Bylaws and Easements. The firm represents many HOAs, including Runnymede Farms Association. The RFA recently updated its documents. Mr. Connor will sign an engagement letter at a Sept. 5 meeting for a retainer of no more than \$1,000.

The Board APPROVED the retainer.

Additional funds to further review the Covenants, Bylaws and Easements will be budgeted for 2025.

### **Social Committee**

The Board proposed CANCELLING the Mix and Mingle scheduled for Nov. 17. No resident offered to host the social. (Update: The Social Committee at a Aug. 29 meeting agreed to cancel this event due to the lack of a host home.)

The Board APPROVED a January/February Winter Scavenger Walk. Details to come.

Ms. Kadaba reported the Social Committee will welcome new residents with a Welcome Basket starting in 2025.

### **RFA Update**

No report.

### **Old Business**

Ms. Kadaba reported that no residents were delinquent regarding insurance documentation as of the end of August. Please remember to send homeowner insurance documentation on an annual basis.

She also reported that the Homeowners Directory is being updated. Please let the Board know at [rswwboard@gmail.com](mailto:rswwboard@gmail.com) of any changes to your contact information listed in the current directory.

### **New Business**

None.

There being nothing more to report, the meeting was adjourned at 6:45 p.m. The next meeting of the Board of Directors is scheduled for Sept. 23, 2024, at 5 p.m. at 26 Riders Run.

**If you would like to add an item to the Board agenda for the Board to discuss, please email the board at [rswwboard@gmail.com](mailto:rswwboard@gmail.com) by Sept. 20, 2024.**

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
Sept. 1, 2024