

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 Dec. 18 at 5:08 p.m., at 16 Ridgeview Road. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba (via Zoom), 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 Nov. 20, 2023, be APPROVED as filed.

Ms. Kadaba reported that one resident continues to accrue fines for failure to provide proof of homeowners insurance.

As a reminder to the community, unpaid fines shall be a lien on the Lot and the personal obligation of the Owner and shall become payable in all respects, together with interest and fees for the cost of collection, at time of sale. It is incumbent upon homeowners to provide proof each year, before the document on file with the Board expires.

Mr. Marino presented the Treasurer's report for November, 2023. As of this date, the Association had a net cash balance in its operating budget account of \$22,622.57. The Association Reserve Fund has a balance of \$103,330.60. 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 December, 2023, expenses for shredding old documents, trash/recycling, insurance, front entrance plants and 2023 tree work (\$7,400). Upon Motion duly made and seconded, the Board APPROVED the payment of \$10,044.43 for December expenses.

Mr. Marino reported that annual dues bills went out by mail. The final fee for 2024 is \$1,850 per home plus \$229 for the trash/recycling. The total must be received by Jan. 31 to avoid late fees.

Mr. Marino presented the final budget as approved by the Finance Committee and the Board. See attachment.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman reported that a tree has fallen in common area near Riders Run. The Board APPROVED removal of the tree.

A request for a new deck with a larger footprint on Post Run was APPROVED pending receipt of an executed township permit.

Mrs. Hoffman reported that the final leaf collection will take place Dec. 20-22.

The Board plans to meet with McCullough Landscaping in February to review the 2023 season and expectations for the 2024 season.

Maintenance Committee

Mr. Connor presented options for signage noting a 15-mph speed limit and children at play. Reserve funds will be used to cover the cost of signs and installation. Board members will walk the neighborhood to decide placement of the signs.

The Board also is considering replacing the wooden stop signs with more durable, lower-maintenance aluminum signs.

The Board APPROVED purchase and installation of signs (Children at Play and 15 mph Speed Limit).

Finance Committee

The committee reviewed the final 2024 budget. The Board thanks Ryan Brodt for his help.

Governance Committee

Mr. Connor reported the committee plans to meet in January.

The Covenant documents have been converted to Word documents thanks to Karen Robinson. This allows for easier searching of the files. PDFs will be posted to the website

Social Committee

No report.

RFA Update

Mrs. Hoffman reported that the RFA is working to get the lights at the Providence Road entrance turned back on.

Mrs. Hoffman reported that sixty percent of the apartments have been leased.

Old Business

Ms. Kadaba reported that the PECO upgrade project is finally completed. Damage to lawns will be reassessed in the spring and PECO will be notified of any touch ups that are needed.

Ms. Kadaba reported that delivery of the recycling bins continues to be delayed. Blosenski says it is waiting for the smaller sized cans to be manufactured.

New Business

No report.

There being nothing more to report, the meeting was adjourned at 6:25 p.m. The next meeting of the Board of Directors is scheduled for Jan. 22, 2024, at 1 p.m.

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 by Jan. 19, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Dec. 30, 2023