

## 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 Feb. 19, 2024, at 5 p.m.. 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 Jan. 22, 2024, be APPROVED as filed.

Mrs. Denovan announced that the RSW annual meeting will be held **Tuesday, May 7, 2024 at 7 p.m. at the Edgmont Township Building**. Nomination forms will be emailed to all homeowners by March 1. Two Board positions are up for election. If you wish to run, please return the nomination form no later than March 31. The nomination form must be emailed to [rswboard@gmail.com](mailto:rswboard@gmail.com). Ballots, along with the 2023 annual meeting minutes, will be sent via email and U.S. mail on April 1.

Mr. Marino presented the Treasurer's report for January, 2024. As of this date, the Association had a net cash balance in its operating budget account of \$98,710.33. The Association Reserve Fund has a balance of \$102,979.85. 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 February 2024 expenses for trash/recycling, snow removal (\$4,875) and accounting fees (\$2,600). Upon Motion duly made and seconded, the Board APPROVED the payment of \$8,881.99 for February expenses.

Mr. Marino reported that all but two homeowners have paid the annual dues bills for 2024 of \$1,850 per home plus \$229 for the trash/recycling. The two homeowners have been assessed a late fee.

Mr. Marino also reported that Bill Denham, CPA, is reviewing the RSW financial statements and preparing the RSW tax return due in March.

## COMMITTEE REPORTS

### Architectural and Landscaping Committee

Mrs. Hoffman reported that the ALC recommended and the Board APPROVED a homeowner's request to replace front and deck doors on Riders Run.

Mrs. Hoffman also reported that she and Cindi Sullivan, ALC chair, will discuss with McCullough Landscaping the following points: Use of black mulch, use of smaller mowers on front and back yards, quicker repair of damaged areas and no mowing when lawns are wet from rain.

### **Maintenance Committee**

No report.

### **Finance Committee**

No report.

### **Governance Committee**

Mr. Connor reported the committee is scheduled to meet Mar. 25.

### **Social Committee**

Ms. Kadaba reported that a block party is planned for **Sunday, June 9**. Save the date! More details to come. If anyone is interested in helping, please contact Lini Kadaba at [rswboard@gmail.com](mailto:rswboard@gmail.com).

The committee will meet on Mar. 4.

### **RFA Update**

Mrs. Hoffman reported that the township approved the addition of a Caswell Apartments sign at the entrance to Runnymede Farms.

### **Old Business**

Blosenski informed the Board that the collection day for trash and recycling has been changed to MONDAYs.

Ms. Kadaba reported that Blosenski also informed the Board that it has received some of the new recycling cans and is awaiting the rest, which are on back order. When the order is filled, the cans will be delivered.

Ms. Kadaba reported that some residents have not submitted the proof of homeowner's insurance, required annually, in a timely fashion. Please ask your agent to add the RSW

as an interested party so that the Board receives the declaration page on an annual basis and in a timely fashion. The address is PO Box 110, Newtown Square, PA 19073.

**New Business**

No report.

There being nothing more to report, the meeting was adjourned at 5:59 p.m. The next meeting of the Board of Directors is scheduled for Mar. 18, 2024, at 5 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](mailto:rswwboard@gmail.com) by Mar. 15, 2024.**

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
Feb. 29, 2024