

## 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 May 16, 2022, at 5:00 p.m. via Zoom. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Jack Wiley, Al Marino and George Simon, 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 April, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for April, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$108,014.26. The Association Reserve Fund has a balance of \$119,194.82. These funds will be used for major repair work in our development.

Mr. Marino asked permission to pay the following expenses: office, trash collection and lawn care/landscaping. Upon Motion duly made and seconded, the Board APPROVED the payment of \$7,125.02 for these expenses.

Both Blosenski trash haulers and Downend landscapers are assessing fuel surcharges month to month. The Board is absorbing these surcharges for the remainder of 2022. The combined amount is estimated for the year at \$2,000.

The majority of residents have complied with the requirement to submit proof of homeowners insurance to the Association. Five residents have not yet complied. Certified letters were mailed to the five residents requesting compliance with the covenants. Two other homes are in the process of being sold and the new homeowners will be contacted to either add the RSW as an additional insured or for proof of homeowners insurance.

Mr. Marino has purchased a 14-month certificate for \$60,000 (reserve funds) at Citadel Credit Union that yields 1.5%. An additional \$30,566.04 (reserve funds) was placed in a high-yield savings account. The Board APPROVED moving the Checking and Money Market accounts at PNC to Citadel to streamline RSW banking and to increase the return on reserve funds.

Mr. Marino provided an update on the Reserve Study. Over the last month, Mr. Simon, Mr. Wiley and Mr. Marino have done a thorough review of engineering firm PS&S's recommendations. Concerns over estimated costs (fence, perimeter wall, etc.) were discussed with PS&S. A final report is forthcoming.

## COMMITTEE REPORTS

### Architectural and Landscaping Committee

Two requests to replace decks were APPROVED.

The Board recommended that the Architectural and Landscaping Committee review and update deck regulations and permitted materials.

A request to improve water drainage in the backyard was APPROVED contingent upon written approval of the plan from Edgmont Township.

A resident raised concerns about tree debris behind the resident's home from Phase III of the tree mitigation project. The Board agreed to re-evaluate in the spring as to appearance.

The annual Spring Inspection will begin May 30.

Areas to be inspected:

- mold/ mildew on all stucco exteriors including the rear of homes
- dead trees and/or shrubs
- rusted mailboxes/dirty or leaning posts
- faded shutters
- bare spots on lawns

The Board decided not to cite roof mold. Letters will be sent to homeowners on **June 10** citing areas of concern that need to be addressed in order to maintain the overall appearance of the community. Residents will have until **July 30** to fix areas of concern.

Inspections of homes for weeds will begin **May 15**. It is the responsibility of the RSW homeowner to regularly weed his/her flower beds, tree rings, and the area under the deck per RSW regulations. Those in violation will be notified.

The ALC welcomed Robert Supper of Post Run as a new volunteer to its committee.

### **Maintenance Committee**

Mr. Wiley recommended that arborist John Hosbach reevaluate the state of trees in the common area. The Board APPROVED this recommendation.

### **Finance Committee**

No report

### **Governance Committee**

No report

### **Social Committee**

The Board APPROVED \$125 to rent the Pool Pavilion for a RSW Pool Party & Potluck

social on **June 28** from 6 p.m. to 8 p.m. Volunteers to plan the social are welcome. Please email [RSWBOARD@gmail.com](mailto:RSWBOARD@gmail.com) if interested in helping out.

The Board thanked Suzy Hoffman for hosting a Spring Wine & Cheese social.

The Board APPROVED restarting the RSW Community Newsletter via email. Ms. Kadaba will compile the newsletter.

### **Old Business**

The Board reviewed the proposal submitted by CAMCO. No decision re: hiring a management company has been made at this time. The Board will keep it under consideration.

### **New Business**

Mr. Simon discussed the potential need for storm drain repairs. There are 9 drains in need of repair and 14 which need to be cleaned. The Board tabled this for further discussion in July or August.

Mr. Simon has been in contact with eight landscaping vendors and offered the opportunity to walk the property. RFPs will be sent in June. Proposals will be due around Sept. 1, 2022. Our contract with Downend is up end of 2022.

There being nothing more to report, the meeting was adjourned at 6:30 p.m. The next meeting of the Board of Directors will be on June 13, 2022, at 5:00 p.m.

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
May 25, 2022