

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 Oct. 17, 2022, 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, George Simon 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 Sept. 27, 2022, be approved as filed.

Mr. Marino presented the Treasurer's report for September, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$47,012.77. The Association Reserve Fund has a balance of \$126,906.93. These funds will be used for capital improvements, structural replacements or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following October expenses: trash collection, lawn care/landscaping and watering the berm trees. Upon Motion duly made and seconded, the Board APPROVED the payment of \$5,452.45 for these expenses.

The Board began preliminary discussion on the 2023 budget. Major projects include Phase IV of the Maintenance of Common Area Trees. Mr. Marino will present the budget at the next Board meeting.

The Board also discussed completing the RSW storm drain cleaning/repair in 2022, rather than postponing the work to 2023, given the availability of funds. Mr. Simon was asked to check on the feasibility with the contractor, Macadams Paving.

The Board began discussion on the trash hauling contract for RSW. Mrs. Denovan was checking on prices from various vendors. The contract with Blosenski expires Feb. 28, 2023.

Mr. Simon was asked to check on the contract with Ebling for snow removal on RSW roadways for this winter.

COMMITTEE REPORTS

Architectural and Landscaping Committee

The Board continues to use the O'Donnells water line in order to water the new trees planted on the berm last year; the cost will be reimbursed. The Board thanks the O'Donnells for help with this project.

Mrs. Hoffman reported that the Architectural and Landscaping Committee (ALC) is recommending either Trex materials or treated lumber in earth tones, such as grey or black, for deck replacement. The spindles of the deck may be either wood or aluminum, and the spindle color is to match the deck material or may be grey or black. **All requests for deck replacement must be submitted for approval with detailed drawings. Please send to the attention of Cindi Sullivan, ALC chair, at csullivan40@aol.com.**

Mrs. Hoffman reviewed the procedure for architectural or landscaping changes. All requests **MUST** be submitted to the ALC (email Cindi Sullivan at csullivan40@aol.com). The ALC will make a recommendation to the Board, which will make the final decision on the request.

Ms. Kadaba reported that only one home identified during the home inspection had work to be completed.

Ms. Kadaba reported that weed inspections of front/streetview beds have ended for the season and will resume next year.

Maintenance Committee

The Board contracted for the replacement of several perimeter fence posts and rails and the work will take place shortly.

The Board continued to discuss the feasibility of replacing the entire perimeter fence, which is aging. The timing is the next two to three years.

Finance Committee

No report.

Governance Committee

No report.

Social Committee

No report.

Old Business

The Board reviewed and discussed the six proposals submitted for RSW's landscaping needs. A decision will be made in November. Our contract with Downend is up end of 2022.

New Business

Ms. Kadaba reported that Delco Snow and Ice Management (James DiCamillo) is offering its snow removal service for driveways/sidewalks again this year. Those interested can contact DiCamillo at 484-947-6902 or at james.dicamillo@yahoo.com. **This vendor information is provided as a service to RSW homeowners. The Board does not endorse any vendor and is not responsible in any way for problems encountered by the homeowner when working with the vendor.**

There being nothing more to report, the meeting was adjourned at 6:20 p.m. The next meeting of the Board of Directors is scheduled for Nov. 21, 2022, at 5 p.m.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Nov. 12, 2022