

## 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 September 27, 2022, at 4:15 p.m. via Zoom. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Al Marino, George Simon, which constituted a quorum of the Board of Directors. Also attending was Suzy Hoffman.

Upon Motion duly made and seconded, it was RESOLVED that the Minutes of the Meeting of the Board of Directors on August 29, 2022, be approved as filed.

Mrs. Hoffman of 16 Ridgeview Road was asked to complete Jack Wiley's term, which runs to 2023. The Board APPROVED her nomination, and Mrs. Hoffman will serve as Vice President. She also will serve as the liaison between the Board and the Architectural and Landscaping Committee/Downend Landscapers

Mr. Marino presented the Treasurer's report for August, 2022. As of this date, the Association had a net cash balance in its operating budget account of \$54,835.01. The Association Reserve Fund has a balance of \$126,912.22. 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 September expenses: office, trash collection, lawn care/landscaping and watering the berm trees. Upon Motion duly made and seconded, the Board APPROVED the payment of \$7,822.24 for these expenses.

Ms. Kadaba reported that two residents have not submitted proof of homeowners insurance as required by our covenants.

Ms. Kadaba reported that two homes have not submitted proof of homeowners insurance as required by our covenants.

The Board discussed issuing a fine for noncompliance with this ANNUAL requirement in 2023. The Board APPROVED the assessment of a fine of \$50 per month past the deadline for noncompliance. This proof will be due in January, at the same time when RSW's annual fees are due.

Mr. Marino reported that the Board's insurer, State Farm, has completed its annual audit of the RSW's workers compensation coverage and issued a credit of \$376.

## 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 presented requests regarding landscaping:

The Board APPROVED the cutting back of branches of a common area tree overhanging a residence on Post Run.

The Board APPROVED the removal of a common area tree branch behind a residence on Post Run.

The Board DENIED the removal of a dead common area tree behind a home on Riders Run as an RSW arborist determined it was not a danger to the property

The Board DENIED a request to maintain a common area behind a residence on Post Run as it was determined to be common area to be left in its natural state.

Ms. Kadaba reported that three homes had concerns that needed to be addressed per the annual inspection. One of the three has completed the work. The other two have notified the Board that the work will take place.

Ms. Kadaba reported that weed inspections of front/streetview beds continues through the end of September.

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.

## **Maintenance Committee**

Mr. Simon and Mr. Marino walked the perimeter fence and noted three posts and three rails that need replacement. These repairs will be made this year.

The Board also is discussing the feasibility of replacing the entire perimeter fence, which is aging.

## **Finance Committee**

No report

### **Governance Committee**

No report

### **Social Committee**

Ms. Kadaba is putting together a Fall newsletter. Please send news of interest to the community to [rswwboard@gmail.com](mailto:rswwboard@gmail.com).

### **Old Business**

Mr. Simon reported that out of the seven requests for proposals, one (Ebling) notified him it will not bid because of a shortage of labor.

The Board will begin reviewing proposals around Oct. 1, 2022, and a decision on a contractor will be made around mid-November. Our contract with Downend is up end of 2022.

The Board continues to discuss a possible increase in the annual dues to cover anticipated increased costs of landscaping services. No decision has been made at this time.

### **New Business**

No report.

There being nothing more to report, the meeting was adjourned at 5:15 p.m. The next meeting of the Board of Directors is scheduled for October 17, 2022, at 5 p.m.

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
Oct. 11, 2022