

## 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. 21, 2024, at 5 p.m. at 31 Post Run. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, 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 Sept. 23, 2024, be APPROVED as filed.

The Board accepted Nick Aponte's resignation as RSW treasurer. Replacement possibilities were discussed.

Mr. Connor reported he filed a claim Oct. 3 related to the class action suit settlement involving Blosenski Trash Haulers.

Mr. Marino reported Trotters Court has agreed to replace dead and undersize trees. The original agreement between RSW and Trotters required 12-foot trees.

Mr. Marino presented the September 2024 Treasurer's report. He reported that as of this date, the Association had a net cash balance in its operating budget account of \$44,775.89. The Association Reserve Fund has a balance of \$121,705.31. These funds will be used for capital improvements, structural replacements (roads, retaining wall, for example) or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following preliminary October 2024 expenses for trash/recycling and legal expenses (\$697.50). Upon Motion duly made and seconded, the Board APPROVED the payment of \$2,227.72 for October expenses. September's final expenses totaled \$19,831.70 (mostly landscaping and common area tree work).

Mr. Marino reported that McCullough Landscaping will reimburse RSW for additional Workman's Compensation fees assessed to RSW related to the lapse of the company's WC insurance. Going forward, this issue is expected to be resolved.

## COMMITTEE REPORTS

### Architectural and Landscaping Committee

The Board APPROVED a request on Post Run to remove a street tree contingent upon the resident replacing it with a new tree at least 6 feet tall.

The Board APPROVED an additional (third) leaf collection. The first leaf collection will take place the week of Oct.28.

Mrs. Hoffman reported that a final fertilizer treatment was applied Oct. 17.

Ms. Kadaba reported that weeding checks have been completed for the season.

The Board discussed next year's community inspection and adding decks and driveways to the list of items under review.

The Board APPROVED trimming of common area trees on Riders Run.

A resident on Riders Run was cited for political signage, which is not allowed per our regulations. A reminder that contractor signage also is not allowed.

### **Maintenance Committee**

The Board discussed the possibility of resealing the roads next summer. Further discussion will take place at the next Board meeting.

### **Finance Committee**

Mr. Marino reported that the 2025 budget process is underway. The main areas requiring an increase will be expected tree work in the common area and legal fees for the review of RSW covenants/bylaws.

### **Governance Committee**

The Board APPROVED proposed technical corrective amendments to the covenants/bylaws that were suggested by HOA attorney Adam Marcus in his review. Mr. Connor noted the changes related to complying with Act 115 of the PA Uniform Planned Community Act that passed in May 2023. Changes include the process for voting for Board members, virtual membership meetings and electronic notifications, and substantive amendments to the bylaws now requiring a vote of 51 percent of residents to pass.

### **Social Committee**

Ms. Kadaba reported that the RSW Winter Chill, a scavenger walk, will take place on Sunday, **Feb. 23**, from 1:30 to 5 p.m.. Save the date! Contact the Board at [rswboard@gmail.com](mailto:rswboard@gmail.com) to volunteer.

All ages welcome for a fun afternoon of clues, prizes, cookies, cocoa, cider and more. \$5 per household. Invitation with more details to come.

## **RFA Update**

The RSW Board was represented at the Oct. 7 meeting of the RFA to go over proposed changes to its covenants/bylaws.

## **Old Business**

Ms. Kadaba reported that the updated RSW directory was emailed to residents and posted to the website.

## **New Business**

None.

There being nothing more to report, the meeting was adjourned at 6:52 p.m. The next meeting of the Board of Directors is scheduled for Nov. 25, 2024, at 5 p.m. at 7 Post Run.

**If you would like to add an item to the Board agenda for the Board to discuss, please email the board at [rswboard@gmail.com](mailto:rswboard@gmail.com) by Nov. 22, 2024.**

Respectfully Submitted,  
Lini Kadaba, Board Secretary  
Nov. 18, 2024