

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 April 17, 2023, at 4 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 March 13, 2023, be approved as filed.

Mr. Marino presented the Treasurer's report for March, 2023. As of this date, the Association had a net cash balance in its operating budget account of \$113,022.38. The Association Reserve Fund has a balance of \$149,308.63. These funds will be used for capital improvements, structural replacements (perimeter fence) or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following April expenses for trash and office expenses (election/annual meeting mailings). Upon Motion duly made and seconded, the Board APPROVED the payment of \$1,682.19 for April expenses.

Mr. Marino also reported the payment of \$18,050.00 for the spring clean up, pre-emergent weed application and mulching and \$99.83 for a chainsaw to be used for minor tree trimming/maintenance.

Mr. Marino reported that the estimated cost of tree work is \$27,000, which the contractor has agreed to bill over two years. Upon Motion duly made and seconded, the Board APPROVED the funds for the tree mitigation project. (See below for more details.)

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman presented one landscaping/architectural request.

The Board APPROVED a request to replace a deck.

Mrs. Hoffman reported a dead street tree was removed on Ridgeview. The homeowner has been asked to replace it per RSW regulations.

Mrs. Hoffman reported a 50 pound bag of grass seeds will cost \$140. The Board APPROVED the purchase of grass seed for distribution to the community in May.

Mrs. Hoffman reported on the status of the new landscaper, McCullough Landscaping, noting no concerns thus far. The ALC and Board are pleased with the work to date. If a resident has a concern related to McCullough Landscaping, please email Cindi Sullivan, ALC chair, at csullivan40@aol.com.

Mrs. Hoffman reported that the first trim of the season for the side and top of the berm will take place in May.

Mr. Simon reported that a common area on Ridgeview Road needs remediation for erosion. The Board is soliciting three bids for the work.

Mr. Simon reported that repair to erosion of the small berm (along Post Run) will continue with the planting of additional ground cover this spring.

The Board continued to discuss misplaced outdoor units (HVAC/generators) on Post Run and Ridgeview. The Board, after much discussion, plans to enforce the township as well as RSW requirement that generators have a permit from Edgmont Township. If a permit is not secured, a fine will be assessed until it is secured.

Current generators, including two placed on the wrong side of the house, will be grandfathered in. Going forward, any resident wanting to install a generator MUST submit a plan to the ALC PRIOR to installation and MUST secure a permit from Edgmont Township and submit it to the ALC. Those in violation will be required to move the generator at their expense. Failure to secure a permit will result in a fine until it is secured.

Maintenance Committee

Mr. Simon discussed the replacement of the perimeter fence with locust posts and treated pine rails. Reserve funds will be used. That requires a 2/3 vote of the community per RSW covenants. A letter of explanation and ballot will go out to the community in May. The plan is to conduct this major work in Fall 2023. The Board APPROVED the letter and ballot.

Mr. Simon updated the Board on the Phase Four tree mitigation project. Three common area locations are in need of tree mitigation. Behind 15 Post Run, a large oak tree needs to be removed. Behind 22 Ridgeview, a large cherry tree and six dead ash trees need to be removed. Behind 36 through 42 Ridgeview, several trees (including 15 dead ash trees as a result of the Eastern ash borer) need to be removed. This last work requires the use of a crane. The work is expected to begin in mid May.

Mr. Simon reported that he and Mitch Pennington volunteered to trim 7 pine tree branches near the RSW entrance. The Board would like to thank Mr. Simon and Mr. Pennington for their service to the community.

Ms. Kadaba reported that the ALC will conduct its annual inspection of the community around the end of May.

Areas to be inspected:

- Mold/mildew on all stucco exteriors, including the rear of the home.
- Mold/mildew on roofs
- Dead trees and/or shrubs
- Rusted mailboxes and dirty or leaning posts
- Faded shutters
- Bare spots on lawns

Letters will be sent to homeowners following the inspection citing areas of concern that need to be addressed in order to maintain the overall appearance of the community. Residents will have about six weeks to comply.

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.

Finance Committee

No report.

Governance Committee

No report.

Social Committee

Ms. Kadaba reported that the Social Committee suggested a community wine and cheese happy hour social tentatively for May 24. The committee is looking for a volunteer to host the social at his/her home. Please email Lini Kadaba at rswwboard@gmail.com if interested.

RFA Update

No report.

Old Business

The Board APPROVED replacing the front entrance signage lights with solar lighting.

Ms. Kadaba reported that the community is in 100 percent compliance with the home insurance documentation requirement. This is an annual requirement. Please ensure the Board has current insurance documentation for your home on file.

New Business

The annual meeting of RSW will be held at 7 p.m. on Tuesday, May 2, at the Edgmont Township Building, 1000 Gradyville Road.

The updated agenda for the meeting is as follows:

1. Approval of the Minutes of the 2022 Annual Meeting
2. Election of the New Board Member
3. President's Report
4. Treasurer's Report for 2022
5. Committee Reports (ALC, Finance, Social)
6. Presentation of Board's research on FCS (Hardie Board)
7. Questions
8. Committee Signups for 2023-2024

There being nothing more to report, the meeting was adjourned at 6:10 p.m. The next meeting of the Board of Directors is scheduled for May 15, 2023, at 5 p.m.

Respectfully Submitted,
Lini Kadaba, Board Secretary
April 25, 2023