

The Estates of London Bridge

Minutes of the Annual HOA Meeting

November 7, 2019 at 7pm

Present: Therese Tolley (VP). Meredith Santinelli (VP Social), Debbie Kneedler (S)
Associa: Not present
Excused: Jon Taraboletti (P), John Lennick (T), Chuck Thornton (A)
Location: Christian Life Center, 125 Saginaw Road, Lincoln University, PA
Members: Community members present - 12

Call to Order

- Meeting called to order at 7:10pm

Quorum

- No Quorum, will proceed without

Minutes

- The minutes from the 2018 General Meeting were put out publicly for review. A motion to approve 2018 Minutes by Therese Tolley, seconded by Allen Rex.

Introduction of Board Members and Request for Nominees

- Two (2) positions open: President and one (1) ARC Position
- Sue L. asked questions about responsibilities and amt of time involved in both positions.
- Jon Taraboletti self-nominated for President (3yrs), no ARC nomination.

2020 Budget Draft

- Draft has not been approved yet, a few items need to be adjusted through the Mgmt Company
- Follow-up on the \$250 Resale Contribution listed under Operating Budget, should it be moved to Reserves.
- Several requests for the 2020 Final Budget to be emailed or mailed to the community, complaints the Associa Site is not updated, or they were not able to get into the site.

Late Fees and Fines for Violations

- Violations (Res#2) - fines will be imposed to homeowners for any violations not in compliance.
- Dues (Res#1) - imposing late fees on all accounts not paid on/before the due date.

Basins/Landscaping

- Basins will be cut two (2) times per year
- Several bags of trash were collected from the basins after the engineers were finished. This should be checked yearly, and trash removed, possibly as a community project.
- Stone work to be done in the spring on the cul-de-sacs and corners in the development
- Reported road work needed on the circle at Kensington Dr to NLT, we are trying to coordinate the road repair with the stone work.

Management Company

- Verbal notice was given to Associa on 10/3/19, to terminate the contract with EOLB.
- Associa responded, stating they require 90 days notice to terminate the contract; verbal along with written notice had to be received by 9/30/19.

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Management Company con't

- Several homeowners commented 10/3 was exactly 90 days. Board will contact Associa to discuss the 90 days notice.
- John Mladenetz stated he could contact a lawyer from his employer regarding our situation, might be able to offer advice and it would be free of charge.
- Several other options were mentioned, possibly contact an attorney from Oxford for advice, he owns a Management Company, and might be willing to do it as a "good will gesture"
- Also, explore online mgmt companies.
- Another suggestion was to turn the HOA over to the Township.
- Stated Board will be researching all options, along other Mgmt Companies.

Camp Bonsall Covered Bridge

- Arrow Land Solutions hired by Chester County (CC) to revamp the Covered Bridge & grading on Camp Bonsall Rd
- They will need to acquire the slope easement along the road that extends into the marsh area
- This is expected to be a three (3) year project, still planning to start in March 2020.
- EOLB will receive notice from CC when construction is due to start
- Detours, requests to ask Arrow Land Solutions to put the road signs at the beginning of Lewisville Rd & Camp Bonsall intersection.
- Arrow will be responsible for any construction cleanup & reseeding the area.

Light Post (located at Thunder Hill & Kensington)

- Repairs by PECO were completed on 11/6/19

Yard Signs

- Reminder - no yard signs are permitted. Exception, political signs the day before election, and removed the day after the election.
- Also, while having work/repairs done to the home, a company sign is permitted, and should be removed when the work is completed.
- Realtor sign, one on front lawn of home

Open Forum

- Concerns/comments from some about the widening of Thunder Hill Rd, off of State Rd, will it cause additional road closures. Detours could be shared on FB.
- Santa visit - due to the growth in the area and amount of communities asking for Santa visits, the WGFC now provides the date to each community. Date will be posted.
- Invasive multiflora that is creeping onto the property from wooded area; yes, it can be cleared.
- Methods of Communication - the HOA uses email, Facebook (Estates of London Bridge Neighbors), Website (www.elondonbridge.org), & Instagram ([elondonbridge](https://www.instagram.com/elondonbridge)) to send communication.
- Questions about updating the website, Amy C stated, she uses her server and will update the information and change the theme of the site.

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Documents Provided for Review

1. 2019 EOLB Meeting Agenda
2. 2018 EOLB HOA Annual Minutes
3. Nomination Form for 2020
4. HOA/ARC Ballot Form for 2020
5. EOLB Drafted Budget for 2020
6. Arrow Land Solutions report & map from Cathy Graziosi
7. Bustamante Engineering Report for the Basins (10-15-19)
8. EOLB Resolution #1- Assessment Collection
9. EOLB Resolution #2- Compliance Procedure

Motion to adjourn 2019 Annual HOA Meeting at 8:10pm by Debbie Kneedler,
seconded by Meredith Santinelli.