

Estates of London Bridge

Minutes of the Annual HOA Meeting October 17, 2017 at 7:00pm

Present: Jon Taraboletti (Pres), Anthony DiTommaso (VP), Caryn Dolan (VP/Social), Debbie Kneedler (Secretary), Josh Jenkins (ARC), Chuck Thornton (ARC), Meredith Santinelli (ARC)

Guest: Rebecca Vorsteg/Associa Mid-Atlantic Mgmt Corp

Excused: John Lennick (Treasurer)

Location: New London Township Building

Community Members Present: 19 members/Attendance sheet recorded

Meeting called to order at 7:05 pm by Jon Taraboletti

Introductions

- Each Board Member in attendance introduced themselves by name, address, position and the responsibilities to those present.

2016 Minutes

- The minutes from the General Meeting of 2016 were put out publicly for review. A motion to approve 2016 Meeting Minutes by Jon Taraboletti, seconded by Harmony Laughlin.

Questions concerning 2016 Minutes & Mgmt Co

- Anyone look into LLC, not been explored yet (Jon)
- Basins were not cleared last year behind Minnich's (1161 TH Rd), Reid's (506 Hyde Park)
- Thank you for getting street lights working again
- Concerns about hiring a mgmt company: what are the benefits, concerns of bleeding money, will reserve fund be used only to maintain basins, don't want to be the development with the highest HOA fees in the area, and has the board already voted on this?
- How will billing work and how picky will the mgmt co be, will they be walking thru our properties regularly?
- How will exceptions by the builder be handled? They should be grandfathered in.
- Have the Brandywine Conservancy issues been handled.
- Who is responsible for the trees behind houses that are in open space or easement?

Associa Mgmt Co (Rebecca)

- Rebecca Vorsteg has been in the business for 21 years, with Associa for 12 years. The company is currently in 37 states, along with Canada and Mexico.
- Our Manager is Greg Stergin, his office is located in Downingtown, the main office is in King of Prussia.

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- Company will advise/help with deed restrictions such as above ground pools, structures/sheds, cutting trees to make paths thru open space, campers, boats... etc.
- Address Brandywine Conservancy issues.
- Maintaining basins with proper plantings required by CC, vegetation cut, no debris, no nesting, and check sidewalls. HOA will pay to maintain basins.
- Possibly hire private company to check basins, if recommended.
- Builder exceptions will have to be fixed. They are handled case by case according to the governing documents. They could be addressed on the 5407, as to who will accept financial responsibly and a timeline.
- Walk thru development twice a year
- Mgmt Co will notify the homeowner of the issue, and allow time to rectify, then impose a fine or lean.
- Billing for annual dues, monthly or yearly (can be decided by the board), and can possibly set up to pay on line thru website.
- Website will list each homeowner, lot, any violations, and can be viewed by the board
- Fees are 12,000 year (will be reviewed yearly by HOA, and services adjusted as needed)

Treasurer's Report

- John Lennick not present, will forward report to the community for review when he returns

Annual Dues (Jon)

- After reviewing the HOA financial records, the basin reserve funds, and realizing the need for a engineering study of the basins; the HOA dues credit of \$150 will be removed, and return the annual fees to \$300.
- There is a cap of \$300 on the amount of dues that can be charged.
- Annual assessments can be charged if/when needed.

Social Events (Caryn)

- Yard sale had good turnout, lost 2 signs.
- Labor Day Block Party, lots of fun even with the rain. Hoping to do it again next year.
- Luminaries Program thru the fire house (Jon)

New Business/ Comments

- HOA will get landscaping bids for development yearly. Pickel Landscaping is the current contractor.
- Ron Regan (NLTw Eng) received approval to help assess the EOLB basins at no charge. If there are any issues, he can guide us how to improve the rating of each basin, and what should be done first.
- Recommendations from community members for private companies to maintain basins:
 - Outside Unlimited
 - Pickel
 - Reality Landscape
- Will send notification to the community when someone will be walking thru the properties.
- The roads will still be plowed by the township

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- Can send a newsletter to the community informing of increase in dues, and reminder of no parking in the streets
- Signs are not to be posted/displayed in front yards and homeowners have been notified
- Speeding is still a concern.

Handouts

- Board Ballot
- Nomination Forms
- Community Directory
- Associa Mgmt Co information sheets

Ballot Results

- 2 votes to Approve, 0 votes to Reject

Motion to adjourn 2017 Annual Meeting by George Gianforcaro/seconded by Chuck Thornton.

- Meeting adjourned 8:15pm

Next Board Meeting

- November 2017 - info to follow

Prepared by EOLB HOA Secretary, Debbie Kneidler