

The Estates of London Bridge

Minutes of the Annual HOA Meeting

October 29, 2020 at 7pm

Board Members Present: Jon Taraboletti, President
Amy Celona, V/P
Meredith Santinelli, V/P Social
John Lennick, Treasurer
Debbie Kneedler, Secretary

ARC Members: Sue Loeffler, ARC3

Excused: Chuck Thornton, ARC1

Associa Mid_Atlantic: Not present

Location: Virtual Meeting through Zoom

Members: Community members present - 21

Call to order/establishment of quorum

- Meeting called to order at 7:05pm by Jon Taraboletti. No Quorum, will proceed without.

Approval of Minutes

- Motion to approve 2019 Annual Meeting Minutes by Jon Taraboletti, seconded by John Lennick.

Introduction of Candidates and Request for Nominees

- Three (3) open positions: V/P Social and two (2) ARC Positions
- Volunteers: Meredith Santinelli for V/P Social and Kelly Russell for an ARC position.
- Motion to confirm by Jon Taraboletti, seconded by Debbie Kneedler
- Still need one volunteer for an ARC position.
- *Q & A - none*

Management Company

- Termination of contract with Associa Mid-Atlantic is effective 12/31/2020. There is a 90 day transition period which started 10-1-19, this time will be used to settle accounts, turn over balance of funds and all documents.
- *Q & A - none*

EOLB HOA

- Starting 1/1/2021 we will self-manage the Homeowners Association
- During the 90-day transition the following will need to be addressed:
 - 1) P.O.Box has already been set up
 - 2) Open two (2) bank accounts; maintained by one board member, but will require two signatures on each check for payment.
- Focus will be on communications, enforcing rules, addressing violations, collecting dues and community events.
- Website has been updated: www.elondonbridge.org
- Collect bids for the community landscaping (entrance and cul-de-sacs), along with basin work done twice a year.
- *Q & A - none*

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2021 Budget - Treasurer's report read by John Lennick.

- Still finalizing the 2021 Budget, it will be modeled from Associa's Budget from 2020.
- Most current report from Associa shows \$22,000 in checking and \$32,500 in the basin account
- EOLB expenses include:
 - 1) Electric - \$ 1,000yr
 - 2) Insurance - \$ 600yr
 - 3) P.O.Box - \$ 100yr
 - 4) Miscellaneous expenses - (office supplies, community events) - \$ 300yr
 - 5) Landscaping and Basin maintenance are the biggest expenses, will obtain bids for 2021 season.
- Final budget will be distributed once it is approved.
- Q & A - none

Landscaping

- Stonework located at the entrance, three (3) cul-de-sac and several corners throughout the development were completed over the summer (2020).
- Basin clean-up was completed this summer (2020).
- Q1- *How often will basins be cut?*
A - *Basins are cut twice a year, in spring prior to growth, and fall to keep growth under control.*
- Q2 - *When will the grass around basins be cut?*
A - *Landscapers will cut basins in late fall, once ground hardens, so they can bring equipment in without damage to the basins.*

Roadways

- NLT has been called for over a year regarding road repairs needed on Kensington Drive, and other potholes throughout the community. Requesting the homeowners to also start calling the township to bring attention to the repairs needed.
- Q - *Who is responsible to take care of unhealthy trees in the common area?*
A - *If the tree falls in the common area, it is left there to decompose naturally. If a tree is in danger of falling on a shed or fence on a homeowner's property, notify someone from the Board/ARC. It will then be inspected by a landscaper/tree company; if needed it will be cut and left to decompose in the area.*

Covered Bridge Project

- Bridge will be deconstructed and stored offsite. The foundation will be rebuilt to follow safety regulations but maintain the same look of the historic bridge.
- The county will need to acquire the slope easement along the road that extends into the marsh area for access to make inspections.
- The Brandywine Conservancy inspected the area on 2/10/19, and sent a request to the county for 3 trees to be replaced after construction is complete. The construction company is responsible for reseeding the area.
- After Covid-19 shut everything down, the bridge construction was put on hold. No updates yet from CC on the bridge or BC for tree replacement.
- Will send updates to the community when we receive notification from Chester County.
- Q - *Did they purchase the land?*
A - *No, they can only purchase the land if we have community agreement, or the County can condemn the land.*

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Yard Signs

- Policy reminder: no yard signs are permitted.
- Exception, political signs can be displayed the day before election, removed the day after. Construction Company sign while work is being completed and one realtor "for sale" sign.
- Since Covid, there have been many signs posted, some for roof companies, contractors and elections. Signs take away from the appearance of the neighborhood.
- Q1 - *Who established the time frame for the signs?*
A - *It was a resolution established by the board after the builder transitioned the HOA over to the community.*
- Q2 - *What are the rules for election flags?*
A - *Will have to check the HOA Rules & Regulations.*

Late Fees and Violation Fines

- A schedule of fines for violations has been adopted by the board; imposed to homeowners for any issues not in compliance with the regulations in the *By-Laws & Declarations of Restrictions... and Easements*.
- The first letter will be sent with a chance to remediate. If it is not resolved, a second letter will be forwarded to homeowner with the fine schedule included.
- Q & A - *none*

2020 Graduation

- Thank you for participating in the lawn decorating for the 2020 Grads after they received their diplomas. During a very difficult time, it was nice to see the community come together to support our Grads.

Halloween - report read by Meredith Santinelli

- Many have expressed an interest in celebrating Halloween. So we ask if you are participating, please leave your porch lights on and follow social distance guidelines.
- Please turn lights off if you're not participating, hope to see you next year.
- Be safe and have fun!

Santa - report read by Debbie Kneedler

- Contacted the WGFC, still waiting for an update about a Santa visit this year.

Open Forum

- Q1 - *Do the Maple trees along the road on Kensington and Thunder Hill have to be replaced if they die, and do the stumps have to be removed?*
A - *Yes, the trees do need to be replaced and stumps removed.*
- Q2 - *Speeding, anything being done?*
A - *Still an issue, it is brought up every year. There is no good answer, people cut through our development to get to Rt213. Suggest calling the police or attend the township meeting and bring up speeding problems. Report UPS and Fed-Ex trucks to the company.*
From Meredith: Happy that people slow down when we are walking through the neighborhood.

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Adjournment:

- The 2020 Annual HOA Meeting was adjourned at 7:55pm.

Documents for review - emailed 10/15/20 and posted on website.

1. 2020 EOLB Meeting Agenda
2. 2019 EOLB HOA Annual Minutes
3. Nomination Form for 2021
4. A link to send questions in advance.