



The Estates of London Bridge HOMEOWNERS ASSOCIATION

Minutes of the Annual HOA Meeting November 3, 2021 at 7:00pm

Board Members Present:	Jon Taraboletti, President Amy Celona, Vice-President John Lennick, Treasurer Debbie Kneedler, Secretary
ARC Members:	Sue Loeffler, ARC1 Kellie Russell, ARC2
Excused:	Meredith Santinelli, V/P Social
Location:	New London Township Bldg, 902 W. State Rd, New London, PA
Members:	Community members present - 10

Call to order/establishment of quorum

- Meeting called to order at 7:00pm by Jon Taraboletti, seconded by John Lennick
- No quorum, will proceed without

Approval of 2020 Minutes

- Motion to approve 2020 Annual Meeting Minutes by Jon Taraboletti, seconded by John Lennick

Request for Nominees

- Three (3) open positions: Vice-President, Secretary and ARC3
- Christine Lennick volunteered for the ARC3 position

Budget

- Review of the 2021 Budget, along with the projected 2022 Budget.
- Dues are \$300 per household
- The Basin Fund is currently \$32,752. Funds will be transferred into the reserve account at the end of each year, to continue to build the reserve account..
- Basin inspection was \$644, these inspection fees may vary..

Attorney

- Attorney for EOLB is Steve Sugarman, located in West Chester. We have retained the attorney for advice/guidance with several issues.
- Retainer fee of \$1500

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Landscaping

- The Landscape Company we are using is Ruppert Landscaping, formerly Outside Unlimited.
- Basin maintenance and community landscaping will be re-bid for next year.
- Basin cleanup is scheduled for December, at the same time landscapers will do some additional work needed for Basin #4, and complete repairs on the two (2) sinkholes located near lots 4 & 51. The cost of this basin work was included in the 2021 budget.
- Another basin will need additional regrading to improve water flow, waiting for a fee schedule from the landscaper..

Speeding

- “Children at Play” signs have been installed on the speed limit signs.
- A community member stated they have been in a development with ‘low to ground’ speed bumps, and can supply addresses to view.

Camp Bonsall Bridge

- No updates from Chester County as to when the bridge will be rebuilt.
- A community member shared, the NLT Engineer said he is requesting the County replace the bridge with a new covered bridge.

Yard Signs

- EOLB Declarations state no signs can be posted, except the use of *For Sale* signs when selling your home.
- Through the guidance and clarification from Mr. Sugarman, the one exception is *Political signs*. The board voted to allow a political sign to be displayed in the yard for 30 days before the election, and removed the day after the election.

Santa

- Have contacted WGFC, will update thru FB when we receive information.

Counting of Proxy Ballots

- Five (5) Ballots returned, five (5) vote yes

Open Forum

- Can we change documents for fencing to allow aluminium fencing
**A percentage of the community would have to vote to changing the Declarations, will also consult with the attorney*
- Can anything be done about the trees that hang over the street, it is difficult for two (2) cars to get through.
**The Township has been notified of the problem.*
- Trash cans in the street also make it difficult to get through.

Meeting Adjourned

- Meeting adjourned 7:40pm.

Documents for Review (copies available)

- 2021 EOLB Meeting Agenda
- 2020 EOLB HOA Annual Meeting Minutes
- Current Budget for 2021
- Projected Budget for 2022
- Nomination Forms for open positions
- 2022 Ballot forms



- ★ After the meeting, the Board members voted to approve Christina Lennick for the ARC3 position.