



The Estates of London Bridge HOMEOWNERS ASSOCIATION

HOA Annual Meeting Minutes October 26th, 2022 at 7:00pm

Board Members Present:	Amy Celona, Vice-President Meredith Santinelli, Vice-President/Social Debbie Kneedler, Secretary
Excused:	Jon Taraboletti, President
ARC Members Present:	Sue Loeffler, ARC1 Christina Lennick, ARC3
Location:	New London Township Building 902 West State Road, New London, PA
Members:	Community members present – 9

Call to Order

- 1) Meeting called to order at 7:01pm by Meredith Santinelli, seconded by Debbie Kneedler.

Verification of Quorum

- 1) No quorum, will proceed without

Approval of 2021 Minutes

- 1) Motion to approve 2021 Annual Meeting Minutes by Debbie Kneedler, minutes approved by Christina Lennick, seconded by Linda Colarusso.

Request for Nominees

- 1) Three open positions: President, Treasurer, and ARC3
- 2) Linda Colarusso was nominated by Sue Loeffler. (*L. Colarusso accepted the Treasurer position*)
- 3) Jesi Rausch expressed interest for the ARC2 position, undecided at this time.

Budget for 2022

- 1) Review of the 2022 Budget with community members.
- 2) HOA dues are \$300 per year, there are currently 2 past due accounts
- 3) Funds will be transferred into the basin reserve account at the end of the year
- 4) Question about legal fees.
 - *HOA does retain an attorney. Additional fees were related to guidance with outstanding items, and a few homeowner issues.*

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Landscaping

- 1) This season there is a new project manager for Ruppert Landscaping. There have been some concerns/issues with completion of the scheduled services per contract.
- 2) Renegotiated fees with Ruppert, which included planting a fall flower package at the entrance along Camp Bonsall Road, no additional fee.
- 3) We have decided to obtain new bids for our 2023 landscaping and basin cutting/cleanup maintenance.
- 4) Concerns from homeowners, about rocks from the circles left in the street after trucks drive through the development. It was explained, rocks were installed for that reason, to help control the dirt and mud in the roads.

Board Remarks

- 1) Notice for Dues: Effective January 2023, if the full amount of HOA Dues (\$300) are paid in March, homeowners will not receive a second bill/statement in the fall, members present agreed.
- 2) New London Township clarified guidelines for parking of construction vehicles. During any type of extended project or construction by a homeowner, all vehicles should park in the owner's driveway, and overflow of vehicles should park on the lawn.
 - a. The exception, if the lawn is snow covered or flooded from rain, vehicles may park in the street, in front of the homeowner's residence and close to the curb.
- 3) Plans to have both stone walls at the Camp Bonsall entrance cleaned & repaired in spring of 2023.

ARC Requests

- 1) Please submit the ARC Request Form for approval when planning to make any changes to the exterior of your home; includes tree removal and improvements such as replacing decks or fences. Reminder, it can take up to 60 days to receive an approval.
- 2) ARC Forms can be found at www.elondonbridge.org.

Open Forum

- 1) Food Trucks: There was a suggestion to have a food truck once a month as a community event.
 - *Meredith will explore the idea and contact local companies for menu and availability.*
- 2) Invasive Weeds/Vines located between homes, can the brush be removed by the homeowner or is that considered part of the basin cleanup done by the landscaper.
 - *Weeds and invasive brush between the homes can be removed by homeowners, we can check with the landscaper to locate where the basin area ends.*
- 3) ARC Requests: After sending a request, is it possible to get a response within 24 hours, stating the document was received by the committee for review.
 - *Committee will investigate options for sending a response within 24 hours of a request.*

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- 4) Speeding: Concerns from some there is an increased amount of traffic through the development and speeding since the bridge has been out. Thoughts that the school buses are driving too fast through the development
 - *When returning the key to the township, will share concerns about traffic flow. (Debbie)*
 - *Recommend calling the police (non-emergency number 610-268-2022) to report speeding. For school buses, get the number of the bus and report it to the Avon Grove School District (610-869-2441).*
- 5) Camp Bonsall Bridge: Are there any updates for the replacement of the bridge?
 - *Will talk with the township for any updates. (Debbie)*
- 6) Fireworks: Should they be allowed in the development when there are woods and homes closer than 150 feet? Is someone monitoring fireworks displays for safety; type of fireworks being used and times they are being set off? Who is responsible for the cleanup?
 - *We can post on the website and FB page the guidelines for fireworks from the PA State Police, which states fireworks should only be used in an open area, not on private property, and there should be 150 feet distance between any structures.*
 - *Immediately call the police with the address and report the offense.*

2023 Meeting

- 1) October 19, 2023 is the tentative date for the next annual meeting.

Meeting Adjourned at 7:50pm.

Copies of Documents for Review:

- 1) 2022 EOLB Meeting Agenda
- 2) 2021 EOLB HOA Annual Meeting Minutes
- 3) 2022 Final Budget
- 4) Nomination Forms



Updates from New London Township (10-28-22):

1. The Bridge on Camp Bonsall Rd will be replaced with a replica of the original historical covered bridge. Construction is estimated to begin in Spring of 2023 and will take approximately two (2) years to complete.
2. If you suspect someone is speeding, report it to the police, the township or the HOA cannot enforce the speed limit. If it is a school bus, get the number of the bus and report it to the AGSD.