



The Estates of London Bridge HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting

October 24, 2023 at 7:00 pm

Board Members Present: Jon Taraboletti, President
Amy Celona, Vice-President
Meredith Santinelli, Vice-President/Social
Debbie Kneedler, Secretary

ARC Members: Jesi Rausch

Location: New London Township Building
902 West State Road, New London, PA

Members: Community members present – 14

I. Call to Order

A. Meeting called to order at 7:02 pm by Jon Taraboletti, seconded by Debbie Kneedler.

II. Verification of Quorum

A. No quorum, will proceed without

III. Approval of 2022 Minutes

A. Motion to approve 2022 Annual Meeting Minutes by Jon Taraboletti, minutes approved by Amy Celona, seconded by Debbie Kneedler.

IV. Request for Nominees

- A. Three open positions: V/P Social, Treasurer, and ARC1
- B. Meredith Santinelli self-nominated for the V/P Social position.
- C. The nomination form will be on the website. If you would like to volunteer, please complete the form and forward to secretary@elondonbridge.org.

V. 2023 Budget (3rd Quarter)

A. Third quarter budget for 2023 was not printed for review. When requested, the documents can be forwarded by email.

VI. Landscaping

- A. JPS Landscaping is the new landscaper for the development.
 - 1) Some grassy areas at the entrance were over sprayed with weed killer, the landscaper will reseed.
 - 2) Basins are cut two (2) times a year by JPS Landscaping.
 - 3) Landscapers will be planting fall flowers at the entrance.
- B. The top part of the tree in the open space next to 1102 Thunder Hill, is dead and hanging over the street. Contacted several tree companies and waiting on bids.

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- C. Homeowner at 1101 Thunder Hill reported there are two (2) dead trees in the open space next to their lot, that are in danger of falling on the home. Will try to get all of the trees taken care of at the same time.
- D. Still looking for a company to clean and repair both of the stone walls at the entrance.
 - 1) A homeowner had a recommendation for a company, will forward the contact information to the board (board@elondonbridge.org).

VII. New London Township Updates

- A. NLT has updated their guidelines for replacing trees along the street that are diseased or have fallen due to storms. The EOLB HOA has created an amendment to align with the township.
 - 1) The height of the tree should be 12 to 15 feet, with a caliper of 1.5 to 3 inches. There are a variety of tree options listed in the amendment along with more detailed information.
- B. The Township has asked the HOA to remind homeowners of the township right-of-way (or easement), which is the ten (10) feet area from the curb to the trees that line the street. No plantings or structures of any kind are allowed in the township easement area. New London Township can remove the items or landscaping placed in the right-of-way at any time and without notice at the homeowners expense.

VIII. Community Events

- A. Halloween is celebrated on the day of the holiday. Suggested everyone starts at 6:00 and ends around 8:00 pm.
- B. Looking into a community cookie exchange.
- C. Food trucks require a minimum guarantee to visit a community.
- D. Community progressive dinner will be on Saturday, November 11. Updates will be posted on the Facebook Neighbors Page.

IX. Camp Bonsall Bridge Update

- A. Construction for the bridge is scheduled to start sometime in 2024. The plan is to build a replica of the covered bridge that was washed away in the storm. There is currently a dispute between the township and Chester County, which could cause a delay. The community will be notified as we receive updates.

X. Open Forum for Attendee Comments

- A. A homeowner requested approval to install a *Book Barn* on their property to share books within the community?
 - *Yes, it should be installed outside of the 10' township easement area, coordinate with the look and style of the home and maintained by the homeowner. (All Board members approved: Jon Taraboletti, Amy Celona, Debbie Kneedler, and Meredith Santinelli)*
- B. Is there anything that can be done to prevent landscapers from parking in the middle of the road?
 - *We can send a reminder to homeowners in the newsletter.*

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- C. Some of the rocks at the entrance are in the street, does the landscaper put them back in the landscaped areas?
➤ *Yes, when they are working in development. Thank you to the homeowners that return the rocks that are in the street to the landscaped areas.*
- D. Street light in front of Warren's house (1235 Thunder Hill) still flickers on and off, when will it be repaired?
➤ *PECO has been contacted, we are still waiting on the work order to go through.*
- E. There is an RV parked in the driveway of a neighbor, it has not moved in six (6) months. Are violation letters sent? Was a fine structure ever established?
➤ *Yes, violation letters are sent to homeowners who are not in compliance with the HOA Documents. We do rely on homeowner complaints. A fine structure is in place.*
- F. Can the fine structure be raised or made violation specific? The fines are less than a rental fee.
➤ *There are limits to the amount of fines that can be charged. We will contact the homeowner about the RV.*

XI. 2024 Meeting is scheduled for October 22 (STC)

XII. Meeting Adjourned at 7:50 pm.

Copies of Documents for Review:

- 1) 2023 EOLB Meeting Agenda
- 2) 2022 EOLB HOA Annual Meeting Minutes
- 3) Nomination Forms
- 4) Amendment for Street Lined Trees
- 5) 2023 - 3rd Quarter Budget, available by email



After the meeting update:

The Treasurer resigned before the start of the meeting. The post office key along with all documents returned to Jon Taraboletti (President). The treasurer was removed from the EOLB bank account.