



# **The Estates of London Bridge** HOMEOWNERS ASSOCIATION

## **Minutes of the Annual Meeting**

**October 23, 2024 at 7:00 pm**

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<b>Board Members Present:</b>	Jon Taraboletti, President Amy Celona, Vice-President Meredith Santinelli, Vice-President/Social Debbie Kneedler, Secretary
<b>ARC Members Present:</b>	Jesi Rausch
<b>Guest Speaker:</b>	Eric Quinn, AICP, Bridge Program Manager
<b>Location:</b>	New London Township Building 902 West State Road, New London, PA
<b>Members:</b>	Community members present – 9

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### **I. Call to Order**

A. Meeting called to order at 7:10 pm by Jon Taraboletti, seconded by Debbie Kneedler.

### **II. Verification of Quorum**

A. No quorum, will proceed without

### **III. Chester County Bridge #26, Elk & New London Townships Rudolph & Arthur Covered Bridge Update, Eric Quinn**

A. The Rudolph & Arthur Bridge was listed on the National Register of Historic places until the structure was completely demolished on September 1, 2021 during *Hurricane Ida*. After the storm, it was removed from the National Register.

- The new bridge will replicate the former historic bridge, new concrete abutments will be faced with stone used from the existing abutments, with a good reproduction of the stone added as needed.
- There will be an Architectural Historian overseeing the project, to assure the new bridge is as close as possible to the original historic bridge. Any additional materials needed must be approved by the Historian.
- Steel beams will be added and will be hidden beneath the wood deck. There are no weight limits for the new bridge.
- Most of the build has been done off-site; two and a half (2 ½) years to construct.
- The Project is 100% funded by Federal and State Funds. Contractor is Lobar Site Development.
- Estimated completion date is November 20, 2025 or early 2026. The plan is to work on both sides at the same time.

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- Possible delays may be due to the stream restrictions in place from March to June; contractors can not be in the stream. Additional delays could arise due to Penn.Dot issues or the approval of materials from the Historian.

### **IV. Request for Nominees**

- A. Open positions: V/P, Treasurer, Secretary, ARC1 and ARC3
- B. No nominations received at this time.
- 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](mailto:secretary@elondonbridge.org).

### **V. 2024 Budget**

- A. Operating account - \$35,135.59
- B. Reserve account - 33,567.21
- C. Outstanding expenses - Landscaping & basin cleanup

### **VI. Landscaping**

- A. JPS Landscaping had some delays this year, at this time, everything has been completed. The owner is always on site and quickly responds to any issues that might arise.
- B. Basins are scheduled to be cut in the next few weeks.
- C. Community projects completed in 2024:
  - 1) Both stone walls at the entrance have been power washed and repaired.
  - 2) New bushes and flowers have been planted at the entrance by JPS.
  - 3) Solar lights were added to both sides of the entrance, however the lights have been stolen.
- D. There has been yard waste, twigs and fencing dumped in and around the basin areas. This will add additional cost to the HOA expenses. Please remember, no dumping is allowed in or near the basin areas or open space.
- E. Contacting additional landscaping companies to request bids for 2025.

### **VII. Community Event**

- A. Halloween is October 31st, we suggest everyone start at 6:00 pm and end around 8:00 pm. Please turn off your porch lights when you are done.
- B. Community Progressive Dinner will be Saturday, November 9th, the theme is *Italy*.
- C. Stone Cider Mill Get-Together, will try to schedule again in the spring
- D. Community Suggestions:
  - 1) Cookie exchange
  - 2) Stone Cider Mill, for the next outing find out if we can reserve a spot for everyone to meet, or maybe have name tags to identify EOLB homeowners.

### **VIII. Open Forum for Attendee Comments**

- A. Get together, instead of candles for Santa visit.
  - *We can look into it. We did have a get-together in the fall at The Stone Cider Mill, we can try to have a few more during the year.*

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- B. There is a mailbox diagonally across from Queens Gate La, being held up with duct tape and bungee cords. Does anyone know if this is being repaired?  
➤ *We will look into it and contact the homeowner.*
- C. The light in front of 1105 Thunder Hill is not working. Is PECO repairing the light fixture?  
➤ *Both Peco and American Lighting have been called several times, and we will continue to call for service. PECO said it's an energy supply issue and they only handle the wires up to the light. American Lighting is used for repairs to the light fixture. PECO Commercial has not been consistent with returning calls.*
- D. Can additional street lights be added to the development?  
➤ *The township would probably have to approve the installation of additional lights along the street. We can contact them for more information.*
- E. Speeding is still an issue in the neighborhood. What are the best actions to correct the issue?  
➤ *Call the police to report it.*
- F. Can speed bumps be added throughout the development?  
➤ *We can call the township and look into the options available .*

X. **2025 Meeting** is tentatively scheduled for October 22 (STC)

XI. **Meeting Adjourned** at 8:08 pm.

### **Copies of Documents for Review:**

- 1) 2023 HOA Annual Meeting Minutes
- 2) 2024 Meeting Agenda
- 3) 2024 Meeting Attendance Sheet
- 4) 2024 Budget
- 5) Nomination Form
- 6) Chester County Bridge Program

