



The Estates of London Bridge HOMEOWNERS ASSOCIATION

Minutes of the Annual Meeting

October 22, 2025 at 7:00 pm

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

ARC Members Present: Jesi Rausch

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

Members: Community members present – 10

I. Call to Order

A. Meeting called to order at 7:05 pm by Jon Taraboletti, seconded by Debbie Kneedler.

II. Verification of Quorum

A. No quorum, will proceed without

III. Approval of 2024 Annual Meeting

A. A motion made by Jon Taraboletti to approve the 2024 Annual Meeting Minutes, seconded by Debbie Kneedler

IV. Request for Nominees

- A. Open positions: President, V/P, Treasurer, ARC2 and ARC3
- B. Lloyd Lobo volunteered for the Treasurer 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. Board Remarks

A. 2025 Budget

- 1. Operating account - \$36,000
- 2. Reserve account - \$33,000
- 3. Landscaping- last bill for 2024 was paid in January 2025
- 4. Dues - \$5,600 outstanding; \$2000 is from 2024, \$3,600 from 2025
- 5. Payment of the HOA dues online would include a processing fee.

B. Landscaping

- 1. JPS Landscaping clears and maintains the basins twice a year.
- 2. They are still finding yard waste and other debris dumped in and around the basin areas. This adds additional cost to the HOA expenses. Please remember, there is no dumping allowed in or near the basin areas or open space.

EOLB HOA Minutes of the October 23, 2024 Annual Meeting

3. Community Projects Completed:
 - a) Both stone walls at the entrance have been power washed and repaired.
 - b) JPS Landscaping installed new bushes and flowers on both sides of the entrance. .

C. ARC and Violations

1. There are several trailers and campers parked in driveways.
2. Landscaping issues for a few homes.
3. There is a fine structure in place, notices are being sent out via email or postal service.
4. Calls were suggested, instead of letters; we do not have updated phone contacts for every homeowner.

D. Street Paving

1. The streets are scheduled to be paved sometime next year (2026).
2. Areas on Thunder Hill & Cromwell and Thunder Hill & Queens Gate were repaired this week.

E. Community Events

- 1 Fall event: Stone Cider Mill Bingo had a good turnout
2. Halloween is on a Friday this year (October 31st), we suggest everyone start at 6 pm and end around 8:00 pm. Please turn off your porch lights when you are done.
3. Tentative date for the Community Progressive Dinner is Friday, November 21, information will be posted on our FB page.
4. Cookie exchange, coming in December.
5. Spring yard sale

VI. **Camp Bonsal Bridge**

- A. The bridge is back!
- B. Many attended the ribbon cutting ceremony.

VII. **Open Forum for Attendee Comments**

- A. Consider putting a portion of the operating funds in a money market type account or a short term CD, to earn 3.5% interest.
 - *We will look into it*
- B. Consider coordinating the luminaires with a Hot Chocolate Buffet, suggestion to contact WGFC and see if they would be willing to do a Santa visit in the community.
 - *We can contact the fire company and work on the logistics of the Hot Chocolate Buffet*
- C. A request was sent to Jesi, asking if the fence height can be amended to 6 feet (4 rails), suggesting 4' minimum to 6' maximum.
 - *We can research the procedure to change the declarations.*

EOLB HOA Minutes of the October 23, 2024 Annual Meeting

VIII. 2026 Meeting is tentatively scheduled for October 21 (STC).

IX. Meeting Adjourned at 8:00 pm.

Copies of Documents for Review:

- 1) 2024 HOA Annual Meeting Minutes
- 2) 2025 Meeting Agenda
- 3) 2025 Meeting Attendance Sheet
- 4) 2025 Budget
- 5) Nomination Form



★ *Lloyd Lobo is approved for the EOLB Treasurer position.*

