

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2018**

JANUARY. 2

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NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 2, 2018

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, January 2, 2018. The meeting was called to order at 7:38 p.m. by the vice president, Peter Ancona, with the following Board members and officers present: Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also in attendance were Fred and Barbara Ehmman.

The minutes of the November meeting were approved. There was no December meeting.

Mr. Donatelli distributed and reviewed the 2018 budget proposal. The budget included maintaining monthly assessments at \$30 per month and included the following: an increase in operating assessment from \$21 to \$22 per month, special assessments of \$3 per month for the detention basin loan, \$2 per month for sidewalk repairs, \$1 per month for the small detention basin repairs, \$1 per month to fund the storm damage/tree removal reserve, and \$1 per month to fund the snow removal reserve. The budget totaled \$242,000 for receipts and disbursements. After review, Mrs. Dempsey made a motion to accept the proposed 2018 budget in the amount of \$242,000. Mr. Ruzicka seconded the motion and the motion was called: Mr. Ancona, yes; Mrs. Dempsey, yes; and Mr. Ruzicka, yes. The motion carried unanimously.

Mr. Donatelli distributed and reviewed the October 2017 P&L Statement, the November 2017 P&L Statement and the January 1 to November 30, 2017 YTD Comparison Statement. Total income for the month of October was \$32,624 and expenses totaled \$24,470 for a positive cash flow of \$8,155. Total income for the month of November 2017 was \$15,354 and expenses totaled \$29,205 for a net loss of \$13,851. YTD income as January 1 to November 30, 2017 totaled \$229,648 and YTD expenses totaled \$190,333, for a positive cash flow of \$39,315. After subtracting approximately \$15,000 paid in detention basin loan payments, we ended with a positive cash flow of approximately \$24,000 for the period ending November 30, 2017.

Mr. Donatelli presented a bill from Harris & Harris for legal services performed in November relative to the Arcadia Proposal. Mrs. Dempsey made a motion to approved the bill in the amount of \$3,347.50. Mr. Ruzicka seconded the motion and the motion was approved.

Mr. Donatelli reported that on November 9 there was a Sheriff Sale at 319 Canterbury Court for a judgment in the amount of \$200,000. The original owner of the property, Nancy Edden, is deceased and the heirs have also not been paying NCCA assessments. There is no further information on the Walter O'Connor property at 146 Bucks Meadow. One of the neighbors on Bucks Meadow had previously indicated that Mr. O'Connor had taken out a loan on the property and had moved out of the country, so that property may be abandoned.

We had received a letter from an elderly widowed woman on Bucks Meadow whose husband left no insurance but left funeral and medical expenses after a long illness. She has been unable to pay her assessments and is currently in arrears. It was questioned whether we would be able to write up some type of agreement with the owner that puts a lien on the property and assessments would be collected at the time of sale or upon death. If this is possible we would suggest this to the owner whereby she would not have to worry about paying assessments at this time, but with a lien on the property, assessments would be collected at the time of sale of the property or at the time of her death. This would relieve one financial burden for her. Mr. Downey will be consulted to see if this could be an option. This item and the O'Connor property issue will be put on the agenda for next month.

POOL

Mrs. Dempsey spoke to Bennington Pool and she will meet with the interim pool manager and will decide whether to stick with Bennington or go with another pool company. Mrs. Dempsey has received another bid from American and the prices are comparable. Mrs. Dempsey is also exploring other plumbers for the urinal installation at the bathhouse.

MAINTENANCE

Discussion was brought up regarding Moran's expenses and whether we should bid out the grounds maintenance services. Mr. Ruzicka suggested contacting DKC since they service Eagle Ridge and Liberty Square and with them already being in the area, they might competitively bid for our services. Mr. Ruzicka said that there are other companies out there that do other large-scale properties.

The proposal from McGettigan Landscaping for snow removal of common walkways was accepted. The snow removal cost is broken down in tiers. Mr. Ancona identified on a map of NCCA what sidewalk areas need to be plowed. There may be two other small areas of common ground on Bucks Meadow and High Street that may need to be added.

Mr. Ruzicka expressed concern that Jim's Tree Service never came out to take down the trees that were authorized for removal. Mr. Ruzicka will call to remind them, and if they don't come out he will contact another tree service for another quote.

A call was received from a resident who requested that a tree stump be removed on common ground. The Board's policy is that when removing dead trees on common ground, we usually do not remove the stump because of the additional cost involved.

ARCHITECTURAL CONTROL

Resident at 181 Commonwealth Drive submitted application to remove and replace roof with architectural style shingles of similar color. Application approved as submitted.

PUBLICITY

The Board thanked Fred and Barb Ehmann for all of the coverage they provided in keeping the community informed during all of the Arcadia Development hearings and updates.

Currently 415 residents are signed up to receive the community mailings.

OLD BUSINESS

Steve Harris forwarded to Mr. Ancona correspondence that he had sent to the Township regarding our positions on the statement of facts on Arcadia. Mr. Ancona had forwarded that to the Board. Discussion followed regarding Arcadia. If the recent decision is appealed, Steve Harris did not seem to think that we needed to be a party to the appeal that goes to Doylestown. Our argument is the same as what the Township made and we convinced the Board of Supervisors to reject it. However, if appealed, we might want to become a party to the appeal in order to be kept informed and be able to intervene if needed, but he did not feel as though we would have to go to every meeting and spend a lot of money on legal fees. We have already spent about \$7,000 on legal fees and we will have to decide how much more we want to spend on this issue. It was felt we should check with Mr. Downey to see what Arcadia's chances of winning an appeal would be.

Mr. Ancona turned over Arcadia material to the secretary which will be kept on file at the office.

With no further business, the meeting adjourned at 9:00 p.m. The next meeting is scheduled for Tuesday, February 6, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members; Officers; Committee Heads; Begley, Carlin and Mandio

