

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2019**

JANUARY. 2
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MARCH
APRIL
MAY
JUNE
JULY
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OCTOBER
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NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 8, 2019

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, January 8, 2019. The meeting was called to order at 7:30 p.m. by the president, James Downey, with the following Board members and officers present: Fred Dichter, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also, in attendance was Fred Ehmman.

The minutes of the December meeting were approved as submitted.

Mr. Donatelli reported on the status of delinquent accounts.

Four lawsuits are scheduled for hearings on January 16: Kaschak/Abramson, 140 E. Hanover Street, owe \$1,126.75 – Couple are divorced but Abramson still lives there. Kimberly Johnson, 240 E. Hanover, owes \$1,106.75 – also divorced, house is in her name and has been foreclosed upon. Ms. Johnson had sent in one payment. Mr. Downey suggested entering a judgement on both of the these accounts and if they want to pay over time, then allow them to do that. There is a cost to lien a property.

Stephanie Roach, 69 Hickory Lane, owes \$1,594.75 – Mr. Downey has not heard from her.

Howard and Patricia Cohen, 44 Cherry Lane, owe \$1,394.75 – they have been in arrears for 13 years. We previously sued them for \$1,268. Mr. Cohen had been paying \$100 a month to pay off the judgment, but has never paid off the new assessments.

The first two accounts have put in a defense but the second two accounts have not.

Mr. Donatelli distributed and reviewed the October 2018 P&L Statement, the November 2018 P&L Statement, and the January 1 to November 30, 2018 P&L YTD Comparison Statement. Total income for October 2018 was \$35,596 and total expenses were \$11,263 for a positive cash flow of \$24,333 for the month. November 2018 totaled \$14,330 and expenses totaled \$18,511 for a net loss of \$4,181 for the month. Total income YTD as of November 30, 2018 was \$234,000 and operating expenses totaled \$171,093. Other reserve expenses totaled \$9,375, resulting in a positive cash flow of \$53,532 as of November 30, 2018.

Mr. Donatelli reported that we ended the year 2018 with \$78,347 in the checking account. Of that amount \$63,536 is restricted for reserve accounts, which leaves approximately \$15,000 in unrestricted monies as of the end of the year. Mr. Donatelli stressed that there is no leeway for expenses that have not been included in the 2019 budget.

Two bills were received from Harris & Harris. One bill was for work done in October and one for work done in November. The October bill totaled \$942.50 and 1/3 of that for NCCA's portion would be \$314.17. The November bill totaled \$357.50 and 1/3 of that for NCCA's portion would be \$119.16, for a total of \$433.34. Mr. Ruzicka made a motion to pay NCCA's portion of the Harris & Harris bill in the amount of \$433.34. Mr. Dichter seconded the motion and the vote was called: Mr. Dichter, yes; Mr. Downey, yes; Mr. Ruzicka, yes. The motion carried unanimously.

The current status of Arcadia's third application is that the response was given to Arcadia's lawyer in an improper form. The decision that will be decided in court will be an issue of "substance" over "form". If the court finds that the decision was not properly transmitted, then Arcadia's application could be approved. It will depend on whether the local Court of Common Plea judge decides to find "substance over form" or "form over substance". Whatever the ruling, the other party will appeal and the case will go to the Commonwealth Court which would take another 12 to 16 months.

MAINTENANCE

Mr. Donatelli received a bill for field mowing in the amount of \$1,589 that was never billed in 2017. The Board unanimously felt we needed to pay this despite the lateness of receiving this bill.

The lights were replaced outside the Manor House and the pool area.

Mr. Ruzicka indicated that there are four tree stumps that were left along Mill Pond between Westwood and East Hanover and at Cherry and Mill Pond. He suggested that we have those four stumps ground down, let them settle and in the spring plant grass. He felt we could do this for work for less than \$600. Mr. Donatelli suggested waiting until fall to see what kind of money is left in the budget. However, it was felt that if we do it now the chips would have time to sink by spring and we would be able to seed the areas in the spring.

POOL

Our pool managing contractor, Bennington, was negligent in closing the pool. Due to this, additional and unnecessary electricity usage increased our electric bill in the amount of about \$950. We were supposed to receive a credit from Bennington for that amount but since we did not, Mr. Donatelli will deduct \$950 from next year's bill.

MANOR HOUSE

We received a Fire Inspection notice from the Newtown Emergency Services Department for information update. This will be forwarded to Mrs. Dettra for completion.

PUBLICITY

The latest newsletter was sent out.

With no further business, the meeting adjourned at 8:17 p.m. The next meeting will be held on February 5, 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