

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2020**

JANUARY 2

FEBRUARY 4

MARCH 7

APRILno meeting

MAY 11

JUNE 14

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 7, 2020

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, January 7, 2019, in the Spring House. The meeting was called to order at 7:35 p.m. by the president, James Downey, with the following Board members and officers present: Marie Dempsey, Maddison McCurdy, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. No other residents were in attendance.

The minutes of the December meeting were approved as submitted.

MEMBER PARTICIPATION

No other members were in attendance.

TREASURER'S REPORT

Mr. Donatelli distributed the November 2019 Profit and Loss Statement and the January 1 to November 30, 2019 YTD Comparison Statement. Income for the month of November totaled \$13,820 and expenses for the month totaled \$12,706. January to November 30, 2019 YTD income totaled \$239,516 and total operating expenses for the period totaled \$160,933. Additional expenses included principal loan payment of \$14,681, pool cover expense \$11,880, and sign expense \$4,400, reserve fund expenses of \$3,750. Total expenses for the period were \$195,644, resulting in a positive cash flow of \$43,872.

Mr. Donatelli indicated that Verizon has disconnected our service because we did not schedule an appointment for Verizon to come out and connect the fiber optics now needed for service. Mrs. Dempsey offered to follow up on this.

There was no correspondence.

POOL/RECREATION

There was no new pool business or recreation reported.

MAINTENANCE

It was mentioned that there is a fallen tree on the Bucks Meadow cul de sac. This has been there for some time now. The neighbors had trimmed the tree off of the roadway, but the bulk of the tree remains on the center cul de sac.

MANOR HOUSE

No Manor House rentals are currently scheduled for January.

As approved in the last budget meeting, the bannister in the Manor House will be repaired in January. Mrs. Dettra enclosed an invoice for that work. The entry door handle needs repair and Mrs. Dettra will take care of that.

Mrs. Dettra will get a quote on replacing the liners in the chimneys in the Manor House and the Carriage House and Hartley Gutters was contacted to clean out the open gutters.

The Dempsey family was thanked for their donation of chairs for the Manor House.

The Fire Department usually inspects the Manor House and Spring House during January/February. Mrs. Dettra will arrange for that.

ARCHITECTURAL CONTROL

Resident at 3 Princess Lane submitted application for replacement of windows. This application was approved during the month via email.

PUBLICITY

Nothing to report

OLD BUSINESS

Arcadia wants to schedule a meeting regarding negotiating their first proposal for developing the area behind the woods. No details were available.

We never received a reply to the letter we wrote regarding the house on Hanover that is littered with junk. Someone mentioned that it does not appear that anyone is living there at the present time.

With no further business, the meeting adjourned at 8:04 p.m. The next meeting will be held on Tuesday, January 7, 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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

February 4, 2020

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, February 4, 2020, in the Spring House. The meeting was called to order at 7:33 p.m. by the president, James Downey, with the following Board members and officers present: Peter Ancona, Maddison McCurdy, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. The following residents were also in attendance: Jane Caruso, Bonnie Dettra, Fred and Barbara Ehmann, Peter Kartashova, Justin Lewis and Michael McFarland.

The minutes of the January meeting were approved as submitted.

MEMBER PARTICIPATION

Several residents were in attendance regarding speeding on Mill Pond Road. Earlier in the day, a speeding car jumped a curb and wrapped around a tree, totaling the vehicle. This happened at an area that is a bus stop and had the accident happened about five minutes later, children may have been seriously injured. Many residents in the community feel that something needs to be done about the speeding situation along Mill Pond. The Board mentioned that a survey had been taken in the past and about 85% of the speeders are residents of Newtown Crossing. Some measures have been taken—the speed limit has been reduced from 35 to 25 mph, and crosswalk signs and markings have been installed. One resident suggested installing speed bumps; however, it was mentioned that speed bumps do not work with snow plows. Also if the bumps are not high enough they do not slow drivers down, but if they are too high they damage the under carriage of cars. One further comment on speed bumps was that people tend to speed up between bumps, slow down for the bump and then speed up immediately after the speed bump. It was suggested putting cones in the middle of the pedestrian crossing area to slow down cars. Even though some measures have been put in place, the biggest deterrent to speeding is enforcement. Signs, additional stop signs and speed limits will be ignored without enforcement.

Mrs. McCurdy felt that we should ask about temporary speed bumps. Mr. Ancona felt that the only thing that will work is enforcement. Speed enforcement cameras were another suggestion. Several people felt that a physical barrier with speed bumps was the best solution. It was still pointed out that enforcement was probably the key to deterring speeders. The Board will write to the Township to seek help in addressing the problem with speeding drivers, including having the police monitor Mill Pond and ticket speeders.

It was mentioned that John Mack, Newtown Township Board member, has a one-on-one meeting with residents at the Corner Bakery on the second Monday of every month at 2:00 p.m. to discuss local issues.

Resident Michael McFarland attended the meeting and indicated that he was interested in running for the Board of Directors. One Board position is open for election in April. Mr. McFarland will submit a biography to our webmaster to be posted on our website. Mr. Ancona gave Mr. McFarland a brief description of the Board member duties.

TREASURER'S REPORT

Mr. Donatelli reported on delinquent accounts. The following complaints have been filed with the District Court for hearings:

Glenn Teschner, 11 Westwood Court, balance owed - \$1,156.75

John and Eileen Bronkovic, 144 Commonwealth Drive, balance owed - \$1,328.75

Colin and Catherine McBride, 130 Union Street, balance owed - \$1,043.75

Maureen Mason, 24 Chesapeake Drive, balance owed - \$1,321.75

Mr. Donatelli distributed the December 2019 Profit and Loss Statement, the January 1 to December 31, 2019 YTD Comparison Statement, the Balance Sheet as of December 31, 2019 and the 2019 Performance vs Budget. Income for the month of December totaled \$7,490 and expenses for the month totaled \$33,504. January to December 31, 2019 YTD income totaled \$247,006 and total operating expenses for the year totaled \$195,620. Reserve expenses totaled \$23,732. Total Assets and Liabilities & Equity of December 31, 2019 were \$365,848.

POOL/RECREATION

We currently have about \$75 left in the pool chair fund.

MAINTENANCE

The retaining wall repair between Princess and Delaware has not yet been started because of the weather.

Mr. Ruzicka received a quote to remove a dead tree on common ground behind 38 Hickory Lane (\$800) and to remove a fallen tree (\$700) and grind stump (\$300) on the Bucks Meadow cul-de-sac. Mr. Ruzicka made a motion to approve an expenditure of \$1,800 to O'Brien's Tree Service for this tree work. The motion was approved.

MANOR HOUSE

Mrs. Dettra reported that there was one paid rental scheduled for February. Mrs. Dettra has had inquiries from Liberty Square and Eagle Ridge and asked the Board whether we would want to consider opening the Manor House up for rentals to residents from those two developments if we were to charge more for those rentals. The facilities of Newtown Crossing are maintained by the residents and are for the use of our residents and it was felt that we should still limit their use to just our residents.

John Asta inspected the fire extinguishers and three were replaced or recharged. The bannister was repaired and is now secure.

Mrs. Dettra called ADT and inquired about getting our alarm system re-activated. She met with an ADT technician and also spoke with Verizon about other options available. Several options were discussed and we will consider changing the alarm system.

During the month there was an issue of the heat going off at the Manor House. George Hepp and Armstrong Heating were both called and after repeated service calls and having the heat go out several more times the issue was finally corrected.

ARCHITECTURAL CONTROL

Resident at 213 Hidden Valley Lane submitted application to replace patio door. This application was approved as submitted via email during the month.

With no further business, the meeting adjourned at 8:52 p.m. The next meeting will be held on Tuesday, March 3, 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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

March 3, 2020

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, March 3, 2020, in the Spring House. The meeting was called to order at 7:35 p.m. by the president, James Downey, with the following Board members and officers present: Maddison McCurdy, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. The following residents were also in attendance: Fred Ehmann and Robert Hewski.

The minutes of the February meeting were approved as submitted.

MEMBER PARTICIPATION

Mr. Hewski, who lives on Commonwealth Drive, attended the meeting to inquire about the repaving of Commonwealth. It was his understanding that Commonwealth has been scheduled for repaving this year and he asked the Board if the timing of that paving was known and whether the Board knew when the notification would be released to the residents in order to give them sufficient time to plan for the repaving. Commonwealth will be a difficult road to pave due to it being one-way and the amount of congestion on it. The road is in very poor condition and the repair jobs that have been done in the past have not been good. Mr. Hewski was concerned about the Township doing a good job with the paving and giving the residents advance notice. He also questioned whether curbs would be replaced, since, currently, the curbs are inconsistent--some are 4" below the street and others are 4" above the street. Since the Township has done a good job with the roads previously paving in the community, it is hoped that the same quality job will be done on Commonwealth. Mr. Hewski indicated he would try to be pro-active to ensure that the work is done in a quality fashion and offered to report back to the Board with any additional information he might obtain.

Mr. Hewski further inquired about who is responsible for the maintenance of the cluster mailboxes located along Commonwealth. He indicated that the mailboxes are in poor condition with growth on the boxes. There is a box in front of his house which he offered to clean it up and paint it; however, the Board indicated that he should not do that since the boxes are the property and responsibility of the postal system. They should be reported to the post master. If Commonwealth is going to get a facelift with the street being repaved, Mr. Hewski hoped to also see improvement in the condition of the mailboxes, which are currently an eyesore.

The street lights on Commonwealth also need repair and many of the lampposts have different colored bulbs. All of the street pole lights have a number on the pole and those repairs are also the responsibility of the Township and can be reported on the Township website. Mr. Hewski was interested in improving the appearance of Commonwealth and thanked the Board for listening to his comments.

TREASURER'S REPORT

Mr. Donatelli reported on delinquent accounts:

Robert and Bea Harrington - 247 Canterbury Street – property was sold and we received a check for back assessments in the amount of \$3,086.50

John and Eileen Bronkovic - 144 Commonwealth Drive – check in the amount of \$1,328.75 was received for back assessments

Maureen Mason - 24 Chesapeake Drive – received check for \$1,321.75 – balance owed is \$247.75.

Mr. Donatelli distributed the January 2020 Profit and Loss Statement. Income for the month of January totaled \$42,227.01. Expenses for the month totaled \$3,924 and principle payment on our loan totaled \$1,386.00 for a total cash outlay of \$5,310, resulting in a positive cash flow of \$36,917 for the month.

We received a proposal from Girard in the amount of \$8,519.22 to treat the ash trees. Motion was made and carried to accept this proposal. This payment will pull down the current balance in the reserve account, so no funds will be available for tree work until May.

Correspondence sent and received was reviewed. A letter was sent to the Township regarding speed enforcement on Mill Pond Road.

POOL/RECREATION

Mrs. McCurdy and Mrs. Dempsey met with Bennington. There will be a different manager helping us this season. Everything looks good at this point. It was mentioned that the lifeguards should have a cell phone in the guard shack. Mr. Donatelli thought that there already was a phone in the guard shack which the guards were supposed to use to call in when they arrived and left the premises. The pool committee will check on this.

While the committee does not have definite numbers at this point, we should plan on budgeting about \$8,000 for next year for pump house expenditures.

MAINTENANCE

There was some discussion regarding the disposition of the tennis court area. Several quotes have been received with different options, including redoing one court, tearing up one or two courts and grassing over, and adding one additional basketball court and resurfacing the existing basketball court. No decision has yet been made and funding will need to be budgeted for this major expense.

PUBLICITY

Mr. Ehmann solicited items for the newsletter. The ballot will need to be prepared for the Annual Meeting. At the last month Mr. McFarland had expressed interested, but Mr. Ehmann had not yet received any information for the ballot write-up. Mr. Hewski, who was in attendance at this meeting, also expressed interest in running for the Board.

MANOR HOUSE

Three Manor House rentals are scheduled for the month of March and four are scheduled for the month of April.

An updated basic alarm has been installed by ADT at a cost of \$159.20. Mrs. Dettra paid this expense and forwarded an email receipt to Mr. Donatelli, since a paper receipt was never provided. The phone service landline is no longer needed and Mrs. Dettra cancelled that service.

ARCHITECTURAL CONTROL

No applications were submitted during the month.

NEW BUSINESS

Mr. Ruzicka received a call inquiring about the house on West Hanover Street. Several residents who live near the property would like to sell their house, but have been told that they would never be able to do so because of the condition of the neighboring property. NCCA has no authority to go onto and clean up private property. There are, however, Township ordinances that would allow the Township to take action, but, even after repeated requests, the Township has done nothing. In our latest correspondence to the Township, Township ordinances were even cited which provide the Township with authority to take action. It is doubtful that the house in question is even being inhabited at this time. It appears that someone is picking up mail, but it does not look like anyone is currently living there. Neighboring residents offered at one time to come in and help clean up, but that offer was never accepted by the owners of the property. NCCA By-Laws allow us to have some input on architectural control issues for townhomes but we have no input or power over single homes. We will continue to pursue this issue with the Township. It was suggested that neighboring residents show up en masse at a Supervisors meeting to push the Township for action to clean up this property, which is not only an eyesore but a hazard to the community.

With no further business, the meeting adjourned at 8:35 p.m. Due to the current “stay-at-home” measures in effect throughout the state, the Annual Meeting and the regular April meeting will be postponed/cancelled.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

THERE WAS NO APRIL MEETING

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

May 5, 2020

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, May 5, 2020, as a virtual meeting. The meeting was called to order at 7:28 p.m. by the vice president, Peter Ancona, with only auditory available for Mr. Ancona. The following Board members and officers were in attendance: Carl Ruzicka and Marie Dempsey (visual via cell phones), Bob Donatelli and Joanne Urquhart (visual via computer) and James Downey who could hear the meeting, but was transmitting comments through Mr. Ancona.

Since the April meeting had been cancelled due to the pandemic guidelines, there were no April minutes. One correction was noted to the March minutes—page 2, second paragraph, “Girard” should be “Giroud”. The minutes were approved with this correction.

TREASURER’S REPORT

Mr. Donatelli had emailed the Treasurer’s Reports prior to the meeting, which included the February 2020 and the March 2020 Profit and Loss Statements and the March 31, 2020 Balance Sheet. Income for the month of February 2020 totaled \$18,982 and expenses totaled \$7,004. Income for the month of March totaled \$9,814 and operating expenses totaled \$9,357 plus \$6,000 for reserve expenses. Total Assets and Liabilities & Equity as of March 31, 2020 were \$401,038.

Mr. Donatelli had just received the monthly assessments report and, at first glance, receipts appear to be close to normal. Delinquency rates from the last few years have been less than 10%. We can afford a delinquency rate of 10-15%, however, if the rate over the next few months goes to 25 or 30% then we may have financial problems. Again, as of right now we are close to normal. Mr. Donatelli felt we should take caution now so we do not have a financial problem by the end of the year or into next year. We may see an increase in foreclosures and possibly write-offs of assessments if bankruptcies result. The third quarter will probably be more of an indicator as to where we will be going as far as assessment income and we may have to review budgeted work and possibly put off some work.

We received a management representation letter to prepare the 2019 audit. The price quote is the same as it has been for the past two years.

POOL/RECREATION

Mrs. Dempsey had been in contact with Bennington Pool. They uncovered the pool since, at the time, they were optimistic that we could open the pool on Memorial Day weekend. If we open the pool, the CDC guidelines stipulate a maximum of 10 people in an area which means 10 people can be in the pool. If we open, we would probably be working with two guards; and it was suggested going to wrist bands instead of pool tags. We would probably need to implement sign-up sheets, no guests, no chairs and no umbrellas. Despite Bennington’s optimism, it was doubtful that we would be able to open for Memorial Day weekend. Mr. Downey expressed concern as to whether all of the stipulations mentioned above would be manageable. Given the current coronavirus status, is it realistic to believe that we could open the pool by Memorial Day? Mrs. Dempsey expressed concern as to whether it would be worth it to try to open and perhaps a target of July might be more manageable if the guidelines allow. Therefore, it was felt that the pool cover should be put back on to avoid any possibility of individuals jumping the fence. Right now July was decided as a tentative open time; however, circumstances will be reviewed as time progresses.

Mr. Ancona indicated that he had several people ask if we were doing anything to wipe down the playground. We are not doing anything, so individuals would be using the playground at their own risk. Newtown Township has sent out clear directions that no one should be using the playgrounds and playgrounds have been closed at park areas.

MAINTENANCE

Despite possible financial concerns expressed by Mr. Donatelli, the Board felt we should try to keep up with the necessary critical tree work. Mr. Downey indicated he received calls about downed limbs between 120 and 140 Union Street. Moran will look at this area. We may get more calls about doing lawn cutting/tree trimming work since, as our community ages, residents who used to do work on behalf of the community may no longer be able to do so.

During the month the Board approved an expenditure of \$2,600 to O'Brien's Tree Service to remove a large pine tree and maple that came down on the common ground by Mill Pond and Newtown Richboro Road. While the treasurer has expressed concern regarding exceeding the tree maintenance budget, Mr. Ruzicka mentioned that he is more concerned that the community looks decent and everything is cleaned up. Mr. Ancona expressed agreement. There is another large oak on common ground on a breezeway on Chestnut that will need to be removed. This is not pressing at this time and it will be added to the list for future work.

Moran has cleaned out the basin and it is currently in good shape. We will have Moran continue to keep an eye on it and maintain it when needed.

The post and rail fence on the cul de sac at Prince Philip has several broken rails and Mr. Ancona asked Moran to replace the rails. He did not believe that would be an expensive repair.

PUBLICITY

Mr. Ancona suggested that several items should be posted on our webpage and he offered to send an email to Mr. Ehmann regarding the playground, soliciting election ballots and July 4th as a possible opening date for the pool.

MANOR HOUSE

The door on the back of the Spring House has been replaced.

Mrs. Dettra has been charged for ADT monthly security fee of \$50.21 against her personal account for the past three months. She has asked to be reimbursed for this amount and a different means of billing will need to be determined. The Board agreed that she needs to be reimburse; however, Mr. Donatelli indicated that she will need to be the one to contact her bank to stop the charges against her bank account. Mrs. Dettra is seeking to transfer the billing from her personal account to another form of billing, which will have to be set up by our Treasurer. Reimbursement is in the process of being sent to Mrs. Dettra.

The tenants of the Carriage House pointed out to Mr. Ruzicka that the roof line by the chimney in the back of the Carriage House is beginning to sink. This may indicate that some of the wood may be rotting. Mr. Ruzicka suggested that Mr. Ancona also take a look at this and offer an opinion as to what the problem may be.

ARCHITECTURAL CONTROL

Resident at 140 East Hanover Street submitted application to install a shed. This was approved during the month as submitted.

OLD BUSINESS

Until the 2020 Board election is settled, Mrs. Dempsey has offered to stay on the Board until the election quorum is obtained. A reminder to submit ballots should be posted on the webpage and Mrs. McCurdy will be asked to post a reminder on the Newtown Crossing Facebook page.

Question was raised as to the status of the Arcadia Development. There has been no recent news regarding this.

NEW BUSINESS

Mrs. Dempsey inquired as to why we were going to court over the incident of the woman who tripped on a section of common ground sidewalk. The lawyer from our insurance company asked the judge to dismiss the case; however, the judge felt he wanted a jury to hear it and the case will thus be going to court. A court date is scheduled for the end of August.

With no further business, the meeting adjourned at 8:30 p.m. Due to the continued restriction on public gatherings, the next meeting will again be a virtual meeting and will be held on Tuesday, June 2 starting at 7:00. Mrs. Dempsey was thanked for setting up the May meeting and has also arranged the June meeting.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

June 2, 2020

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, June 2, 2020, as a telephone conference call. The meeting was called to order at 7:03 p.m. by the president, James Downey. The following Board members and officers were in attendance: Peter Ancona, Marie Dempsey, Maddison McCurdy, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also on the call were Fred and Barbara Ehmann. Matt McMaster, of Bennington Pool Service, joined the call at 7:30.

The minutes of the May meeting were approved as submitted.

TREASURER'S REPORT

The Preliminary NCCA Financial Statements as of December 31, 2019 prepared by DeGrouchy, Sifer and Company had been provided to the Board for review prior to the meeting. Mr. Ruzicka made a motion to accept the preliminary report. Mr. Ancona seconded the motion and the motion carried.

Prior to the meeting, Mr. Donatelli distributed and, at the meeting, reviewed the April 2020 Profit and Loss Statement and the January 1 to April 30, 2020 P&L YTD Comparison Statement. Receipts for the month of April totaled \$41,905 and expenses totaled \$16,795. Year to date income as of April 30, 2020 totaled \$112,928 and operating expenses totaled \$37,980. Additional expenses included \$5,675 for principal payment on the loan, \$6,000 for tree reserve fund and \$1,486 for retaining wall repairs.

POOL/RECREATION

Prior to the meeting Mrs. Dempsey had forwarded the guidelines from the Bucks County Health Department regarding outdoor pool operations for 2020. She had also forwarded a seven-page CDC guideline which Bennington Pool had forwarded to her. These guidelines outlined the additional responsibilities which would have to be handled by NCCA and the responsibilities that would be handled by Bennington. According to the new guidelines, the only thing that the Bennington staff lifeguards would be permitted to do would be to lifeguard. Extensive guidelines to be followed were issued specifically to prevent the spread of COVID-19, all of which would need to be handled by the community association. The guidelines included providing additional signage relative to Covid-19 symptoms, maintaining social distancing between bathing families, frequent disinfecting of any handrails or commonly touched items, limiting occupancy, encouraging face coverings, bathroom would need to be disinfected frequently during the pool operational hours, no pool parties, no swim meets, hand sanitizing/hand washing stations, etc. All of this would need to be monitored by NCCA, since the lifeguards would not be permitted to do any of this. We would need to hire people to do the cleaning and monitoring of the guidelines. Numerous questions were asked, including whether Bennington would be able to supply other personnel to handle the special needs that would be required this year and, if so, at what cost? Would we have any additional liability relative to the pandemic? Would we need to have segregated swims for older adults and children?

Mrs. Dempsey indicated that the swim team has offered \$500 toward the disinfectant supplies and Mrs. Dempsey felt that the additional cost for hand sanitizers and disinfectants would be about \$700.

It was felt that trying to monitor spacing would be difficult and we did not know how we would be able to enforce it. Would we try to allow time slots for different age groups? There were numerous questions that would have to be answered.

Matt McMaster, from Bennington Pool, joined the conversation at 7:30. With all of the additional guidelines that the CDC has implemented, the Board asked Mr. McMaster if Bennington would be able to provide additional staff that would be able to handle the cleaning and sanitizing portion of the pool. He indicated that their insurance company wanted them to stay out of the cleaning portion of the pool.

The Board asked how some of his other clients were handling the situation. He indicated that some of his clients were hiring cleaning services. The decisions with other HOA's has been varied, some had already decided to stay closed and one large pool in Bucks County was planning to open. Some were just waiting to see how things progressed before making a decision.

Discussion continued after Mr. McMaster left the conversation. Mr. Ruzicka did not know how we could enforce the cleaning issues without hiring a professional cleaning service since Bennington could not provide the cleaning services. Considering the costly and stringent safety guidelines issued by the CDC for the operation of the pool, the Board felt it would be difficult for us to safely open the pool this year. The Board felt that it was in the best safety interest of the community to not open the pool. After extensive discussion and after talking to our pool management company Mrs. Dempsey made a motion that we keep the pool closed for the 2020 pool season. Mrs. McCurdy seconded the motion and the motion carried unanimously.

Mrs. Dempsey will contact Bennington to advise them that we will not be opening the pool this summer.

MAINTENANCE

We received a complaint that there is an area of common ground behind Union that is not getting cut. Pete had mentioned this area to Moran and will mention it again.

The detention basin gets cut twice a year. It was questioned whether the contractor should be contacted regarding this.

Mr. Ruzicka will be going through the development with Giroud Landscaping to determine which ash trees should receive the ash borer treatment. There is a distinct improvement in the trees that have been treated versus the trees that were not. The treatment has been very beneficial for the trees.

PUBLICITY

The newsletter will be written up to include the status of the election and the need for additional ballots in order to have a quorum. The status of the paving of Commonwealth and a notice that the pool will not be opening for the season will also be included.

It was noticed that the Manor House rental should be changed to \$150 on the website and that material relative to the pool and swim team should be removed.

Since we still need about 40 ballots to constitute a valid election, it was suggested that people solicit ballots and encourage people to please mail in their ballots. It was also suggested that ballots be emailed to residents so that they could complete, sign and directly email them back.

ARCHITECTURAL CONTROL

Resident at 3 Princess submitted application to expand her driveway. The Board approved the application provided the Township also approves it.

OLD BUSINESS

Mr. Ruzicka received an email from the neighboring resident that rats were noted behind the property at 311 W. Hanover and the neighbor had contacted the Township regarding this issue. Mr. Ruzicka also noted that a policeman was recently outside the property, however, he could not tell Mr. Ruzicka the nature of his visit. Numerous letters have been written regarding this property and it was suggested that we sent another letter including a notation about the rats. Copies will also be sent to all of the supervisors, and Mr. Ruzicka indicated that a number of neighboring residents would be willing to attend a supervisors meeting to raise continued complaints about the condition of this property.

It was also suggested that we contact the Township regarding the status of the paving of Commonwealth Drive. The township has had to cut back on work this year. If Commonwealth will not be completely repaved, it was suggested asking the Township if some interim work could be done to repair some of the really bad areas on the street until the street can be completely repaved.

NEW BUSINESS

Mrs. Dempsey inquired as to why we were going to court over the incident of the woman who tripped on a section of common ground sidewalk. Mr. Downey advised that the lawyer from our insurance company asked the judge to dismiss the case; however, the judge felt he wanted a jury to hear it, thus the case will be going to court. A court date is scheduled for the end of August.

With no further business, the meeting adjourned at 8:30 p.m. The annual meeting and the next regular meeting will be held on Tuesday, July 7, 2020, starting at 7:30 in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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