

# THE LAMBETH RIDING HOME OWNERS ASSOCIATION

[www.LambethRiding.org](http://www.LambethRiding.org)

President: Robert J. Keighley  
Vice President: Ronald W. Brooks  
Treasurer: Timothy Reilly  
Secretary: Penny Beaty

Directors:  
John Davis  
Kathleen Protano  
Linda Welsh

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## Meeting Minutes – October 13, 2020 – via Zoom

### **Attendance**

Present: Bob Keighley, Ron Brooks, Timothy Reilly, John Davis, Linda Welsh, Kathleen Protano.

### **Introduction**

Bob Keighley President, opened with a general discussion and welcome to our second Zoom meeting.

### **Approval of Minutes**

Minutes of the Board Meeting of August 11<sup>th</sup> 2020 were approved unanimously.

### **Treasurer's Report**

Tim Reilly, Treasurer gave a verbal report and referred to the written one sent by email to the board.

**Directory** Linda Welsh reported the Community Directory was last sent out in November 2019.

Since the board (thanks to Penny) is hand delivering postcards to all homes requesting updates to contact information, Linda suggested waiting for that information before deciding how to handle the emailed Community Directory.

The next Community Directory update would be sent after that meeting when the new neighbors on Fraser Place and Cain Rue, and Libby's Circle, have moved in.

### **Snow Removal**

Vice President Ron Brooks reported R. Keating and Sons continues to be our contractor. Individual homeowners can also contract with them for their personal driveway plowing.

### **Natural Gas**

John Davis, committee chair reported that installation should continue for 2 to 4 more weeks. After installation is complete folks can still add service but at higher cost.

\*There is still time to apply for service More information is available at [myswitchtogas@delmarva.com](mailto:myswitchtogas@delmarva.com) and also by phone at 302-429-3117

Seeding will come later, with individual property patching first, then the Lambeth Riding Front Entrance area, and the North Star Road areas next to the Anthony's and Welsh's yards. No sod will be used.

### **Front Entrance Improvement**

Kathleen Protano, Committee chair, reported on the progress so far. Maintenance going forward after this year will be contracted out, as has been done in the past. The contract is not finalized yet. It includes as a separate event, the fall cleanup which be \$1100, and includes removing excess mulch and debris, supplying and spreading new needed mulch, as well weeding, edging and pre-emergent. After that a separate maintenance contract will provide monthly weeding, and other services needed such as timely pruning and edging, at \$80 per visit. Fall cleanup should happen in about 4 weeks.

The committee is planning for the needed work on the front triangles. The two small, old damaged ornamental cherry trees will be removed. The beds will be replanted with Firepower Nandina, and Variegated Liriope, both of which will not obstruct traffic sight lines or our community signage. These plants are also in other front entrance beds, and are winter salt and deer resistant.

### **Annual Meeting**

Because of Covid 19, there was no physical Annual Membership Meeting this Year. LRHOA President Bob Keighley sent out an email to the LRHOA database from the Board, "Annual Meeting Covid19 Version October 3, 2020 via email."

It included the year-end Treasurer's Report and Budget for the coming year, news about the front entrance improvements and general news. The existing board members agreed to stay on for the coming year. President Bob Keighley asked for membership review and approval. This was done with the proper number of votes

### **Liability Insurance**

The Board is considering whether to carry liability insurance that would cover LRHOA, its officers, directors and homeowners against suits arising from LRHOA's property and activities, and incidents involving contractors hired by the Board. Bob has contacted peers in nearby HOA's to find out their practices and get recommendations. The cost seems reasonable at about \$400 - \$500 per year. Bob also consulted Paul Welsh, a retired attorney living here. Paul and Bob will review bids.

### **Holiday Events**

Because of the Coronavirus there are currently no LRHOA sponsored events for 2020.

**Halloween:** There will be no door to door trick or treating this year. Please support the Children's Halloween Parade that starts at 3 PM. Come outside to see the clever costumes and wave.

If you wish, provide individual goodie bags of treats at the end of your driveway. Closer to the date we hope to e-mail a good count of the number of children marching. Thanks to the Davis family and various community kids for suggesting and running this.

**Community News** Welcome to our new neighbors, Hauns and Tela Brereton at 202 Cain Rue. Homes at 205 Cain Rue, 110 Fraser Place, and 705 Libby's Circle have changed hands, so we will soon have more new neighbors to welcome.

**Safety Suggestions** : There are lots more children riding bikes and scooters, walking and playing in our neighborhood. *Please keep watch for them, and drive more slowly.*

**Noise Concerns**; Please don't use loud outdoor equipment before 8 am  
Please ask your contractors not to start loud work that can be heard outside before 8 am.

**Next Board meetings:**

2/09/21,

5/11/21,

8/21/21

The meeting was adjourned at 8:25pm