

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: John Kolodczak
Treasurer: Lorraine C. Zwycewicz
Secretary: Nancy L. Stearns

Directors:
Ronald W. Brooks
Shannon Peterson
Timothy Reilly

BOARD MEETING MINUTES

October 13, 2015

SUBSEQUENT EVENTS: October 27, 2015

Security Camera Update – The Assessment meeting was held on October 27 at the Hockessin Library. Of the 62 households (HHs) in Lambeth Riding 28 HHs (45%) were represented at the meeting. A general presentation was made Bill Kopish, the floor was open for questions and answers, and then the vote was taken. The results were 17 (60%) of the HHs that were present were in favor of purchasing and installing the cameras and 11 (40%) of the HHs were not in favor of purchasing and installing the cameras. The result is in favor of purchasing and installing the cameras. The special assessment fee to purchase the cameras will be \$35 from each home owner. The assessment notice will be sent to all home owners during the first week of November and due by November 30.

Please note: Under the LRHOA by-laws, a Special Assessment, once approved, is binding on and payable by every household, including those that did not vote or did not vote in favor of the assessment.

In attendance

Officers and directors: Bob Keighley, John Kolodczak, Shannon Peterson, Timothy Reilly Nancy Stearns, and Lorraine Zwycewicz

Community: Bill Kopish,

Absent: Ron Brooks

Approval of Minutes

Minutes of the Annual Home owner's Association Meeting Minutes September 22, were approved as posted.

Treasurer's Report

The current balance in the account as of October 13, 2015 was \$4,119.79.

The bank account is reconciled monthly and no errors have occurred. All board members have been provided copies monthly of the bank reconciliation, bank statement and checkbook ledger since April 2011.

A Treasurer's report detailing receipts and expenditures is attached for reference.

Budget and Dues for 2016

The proposed Budget was approved at the annual meeting in September as were the dues for 2016, which have been increased to \$100 per household, the first increase in 10 years.

Old Business

Welcome new board members – John Kolodczak, Shannon Peterson, and Timothy Reilly. Bob Keighley recapped the responsibilities of the Association as generally managing the front entrance, snow removal and the community picnic and other community events, while always being cognizant of the costs.

North West Delaware Crime Watch Network –The reports for our area have been quiet recently. It is important for members of our community to report any incidents to insure accurate reporting and tracking by the NCCPD.

Front Entrance Maintenance – The pin oaks at the front entrance are in need of maintenance. Lorraine Zwycewicz received bids from four different tree specialist, Brandywine Tree and Shrub, CJB Landscaping, Rick's Tree Service and Tree, Inc. The board voted and approved Tree, Inc. to remove deadwood and raise branch level at a cost of \$300 per tree for a total expense of \$900.

Waste Removal and Fuel Updates – Neighbors who are currently participating in the waste removal program will be hearing updates from Ron Brooks in November. If you are currently not participating in the program and would like to receive the update emails from Ron, please let him know via email and he will add you to his distribution list.

The Charter Oaks Coop for oil is no longer in existence. The coop for oil is now available through www.theenergy.coop

These updates come from Ron Brooks and are sent to homeowners who have expressed an interest in these programs. Ron has been doing a terrific job of keeping everyone informed. If you would like to be added to the communications list please contact Ron at: 235-2933 or Ronald.W.Brooks@dupont.com.

New Business

Home owners Dues notices – The notices will be sent out the first week of January 2016.

Snow Removal – Waiting for the contract from Keatings. If during the winter season, you have any questions or concerns regarding snow removal and/or sanding services, please bring them to the board's attention immediately so we can investigate the matter in a timely fashion, and have the issue handled at that time.

Storm Drain Clean-up – Please examine the storm drains that are adjacent to your property and remove any leaves and debris around the drains. A reminder notice will be sent reminding neighbors of this task within the next week or two.

Fall Wine Tasting- The Fall wine tasting event is being rescheduled for January/ February time frame. Details to follow sometime in January.

Halloween is Saturday night October 31, 6:00 to 8:00. If you would like the trick or treaters to stop by your house please turn your front porch lights on.

Holiday activities are being planned – The Community Holiday-Get-Together will take place the weekend of December 5. Watch for dates and details.

The front entrance will be decorated Saturday morning November 28. Please feel free to stop by and help us decorate. A sign will be posted at the front entrance regarding the time.

Santa visits - We will be talking to Santa to see when he will be visiting the children in the neighborhood. Watch for details on this Mom and Dad.

Next Board meeting:

The next board meeting will be held February 9, 2016 at 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane. This is an open meeting, the community is welcomed.

TRAFFIC REMINDER STOP - YIELD - OBEY SPEED LIMITS

BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY

REMINDERS:

Directory Reminder – Please be sure that we have your correct email address and phone numbers for the directory. To update your information send an email to board@lambethriding.org. Remember all future communications will be done via email. If you choose not to have your email published in the community directory, please let us know. However, emails are needed to inform you of important activities that are going on in and around the community.

Community Outreach – Looking for some suggestions for some community activities that you may think your neighbors might enjoy. Please send your suggestions to board@lambethriding.org

Traffic – It has been brought to our attention that some people are driving too fast and not obeying the stop and yield signs in the neighborhood. Please obey the traffic signs and speed limit, it is for all of our safety. Please remind your guests and contractors of the traffic rules.

LRHOA TREASURER'S REPORT AND ANALYSIS
As of October 13, 2015

Treasury Activity:

The current Bank Balance is: \$4,119.79. The bank account has been reconciled monthly; no errors have occurred.

The year-to-date Treasurer's BVA Report and Checking Account Activity Report are attached. There has been no activity since our last meeting.

Proposed Budget and Dues for 2016:

The Proposed Budget was approved at the Annual Meeting in September, as were the Dues for 2016, which have been increased to \$100 per household, the first increase in 10 years.

Savings Account for our Major Maintenance Fund:

We deposited \$500 to open this account in July; we have earned \$0.10 in interest to date.

Dues Notices for 2016:

The Dues Notice will be distributed the week of January 4th, with 2nd Requests sent on or about February 15th, and 3rd Requests sent on or about March 7th. We will again send the notices via email, although 3rd Requests will also be deposited in physical mailboxes.

Other Treasury Activities before next Board Meeting (February, 2016):

There will be payments made in 2015 to CJB Landscaping (Fall Clean-up); to GWCACL (Annual Membership Fee) and possibly some small amount for holiday decorations. In January, I will be filing and paying the DE Franchise Tax return; I will also file the Federal return, but there will be no tax due with that.

Based on anticipated expenses (excluding snow), we will probably start 2016 with \$3,265. An analysis is attached.

In early January, I will update my **10 Year Income and Expense Comparison** and email copies to each Board member.

Special Assessment Meeting

This meeting is scheduled for Tuesday, October 27th. Official notice of the meeting was sent today. Should the Special Assessment be approved, I will send out the Assessment Notices on November 2nd, with a due date of November 30th. 2nd and 3rd Notices will be sent on or about December 15th and January 1st, respectively. These notices will also be sent by email.

lcz, 10/13/15

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: OCT 13, 2015

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFFERENCE</u>	<u>NOTES</u>
CASH IN BANK, JAN. 1, 2015	\$ 6,005.34			

RECEIPTS:

Dues Received	\$ 4,650.00	\$ 4,650.00	\$ -	
DelDot Reimbursement	\$ 787.50	\$ -	\$ 787.50	
TOTAL RECEIPTS	\$ 5,437.50	\$ 4,650.00	\$ 787.50	

EXPENDITURES:

Snow Removal	\$ 4,925.00	\$ 3,000.00	\$ (1,925.00)	
Front Entrance Maintenance	\$ 1,570.00	\$ 2,300.00	\$ 730.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	
Picnic	\$ 278.04	\$ 300.00	\$ 21.96	
Holiday & Misc.	\$ 25.01	\$ 200.00	\$ 174.99	Note 1
Website Charges		\$ 100.00	\$ 100.00	
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	
GWCACL Fee		\$ 25.00		
TOTAL EXPENDITURES	\$ 7,323.05	\$ 6,475.00	\$ (873.05)	

TOTAL CASH, OCT 13, 2015 \$ 4,119.79

Note 1: Net of proceeds from XMAS bows (\$34) and Garage Sale (\$7).