

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

May 10, 2016

In attendance

Officers and directors: Bob Keighley, John Kolodczak, Nancy Stearns, Ron Brooks, Timothy Reilly and Lorraine Zwycewicz

Absent: Shannon Peterson

Residents: Chip Mueller

Approval of Minutes

Minutes of the Annual Board Meeting Minutes of February 9, 2016 were approved as written.

Treasurer's Report

The current balance in the account as of May 10, 2016 was \$8,596.79.

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

It was recommended and approved that we transfer \$1,000 to the community savings account.

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.

Snow Removal 2016

Snow removal cost to the community was \$375 due to the reimbursement from the state. See attached Treasurer's Report for details.

Keating is forwarding the insurance certificate for the board's records.

Budget and Dues for 2015

HOA Due and Security Camera Assessments fee – All but one household has paid the dues and special assessment. Due to special situation funds will be collected later this year or added to next year's dues bill.

Security Camera Update

In accordance to the results of the fall meeting regarding the Security Cameras and the collection of the assessment dues, we have purchased one camera for the front entrance. Chip Mueller and Colin MacKay are heading up this project.

Old Business

North West Delaware Crime Watch Network – This program has been quiet. It only becomes active if there is activity in the area that warrants it.

GWCACL – There has been no activity or meeting from this committee.

Front Entrance Maintenance – CJB continues to handle the maintenance of the front entrance at the same cost as last year. They continue to do a fine job.

Community Yard Sale – The yard sale was held on May 14th. Ten neighbors in the community indicated that they were going to participate. Ads are being placed in the paper and the usual signage at the front entrance. Balloons will be tied to the mail boxes of the homes that are participating.

Deldot Road Repairs – Funds to repair two roads in the neighborhood have been approved. This project is scheduled to take place sometime this year, we do not know the date. Please see the attached letters from Deldot indicating which streets and what repairs are planned.

Waste Removal and Fuel Updates – 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: 302-235-2933 or Ronald.W.Brooks@dupont.com.

New Business

Tree Maintenance and replacement – A committee is being formed. We are looking for participants to volunteer. If you would like to be part of this committee please call Bob Keighley at 302- 239-6083.

Nominating Committee - Bob Keighley will chair this committee, which includes Linda Dion and Karl Law. There are two positions, Vice President and the Secretary positions are open. If you are interested in participating on the board or would like to nominate someone please contact any of the three individuals listed above.

Community Picnic – Save the date. The date for the picnic is Saturday September 17th. The picnic location will change as Lorraine will be moving from Lambeth Riding in August. The new location may be in the cul-de-sac at the end of Norman's Lane. Watch for details.

Wine tasting – There will be a wine tasting event this fall before the holidays. Date to be determined.

Removal of wood pile at front entrance – CJB will remove the wood from behind the front entrance sign on the Welsh's side.

Community News

Congratulations to the Reilly's on the birth of their baby boy, Colin Reilly, born in March.

Congratulations to the Peterson's on the birth of their baby girl, Lila Peterson born in April.

Next Board meeting:

The next meeting will be held on Tuesday, August 9, 2016 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane.

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 May 10, 2016

Treasury Activity:

The current Bank Balance is: \$8,596.79. I also have 1 undeposited dues check for \$100. The total Cash Balance is therefore \$8,696.79. The bank account has been reconciled monthly; no errors have occurred.

The Bank Balance includes funds collected in the Special Assessment, totaling \$2,135, which is specifically allocated for the purchase of a security system for the front entrance. I have identified this amount in the BVA Report as "Cash Reserved for Security Camera System", just below the "Total Cash" caption.

The year-to-date Treasurer's BVA Report and Checking Account Activity Report are attached. Specific items are discussed in later sections of this report.

Snow Removal:

Keating plowed 4 times during the recent blizzard (1/22-1/24). The bill totaled \$1,400; reimbursement was at the maximum level of 75%, or \$1,050. Keating also salted on 2/10, at a cost of \$375, but salt by itself is not reimbursable. Our net Snow Removal costs this year were thus \$735, well below our budget of \$3,000.

Collection of Dues and Special Assessment:

All but one household have paid both their Dues and the Special Assessment for the security cameras. There is a special situation in the family that has not paid; I think it unlikely we will be able to collect the \$135 owed at this point in time. We should keep this as an open Account Receivable; we can try to collect it later in the year, or add it to next year's dues bill.

Major Maintenance & Repairs Fund

I transferred \$500 to our Savings Account, this year's budgeted deposit to the Fund. (Note that one savings transaction per year is needed to keep the account fee-free.)

Given the very low snow costs this past winter, it might be an opportunity to transfer an additional \$500 to this account.

lcz, 5/8/16

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: MAY 10, 2016

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFFERENCE</u>	<u>NOTES</u>
CASH IN BANK, JAN. 1, 2016	\$ 4,009.79			
<u>RECEIPTS:</u>				
Dues Received	\$ 6,100.00	\$ 6,200.00	\$ (100.00)	
Special Assessment (Security Camera System)	\$ 770.00	\$ -	\$ 770.00	
DelDot Reimbursement	\$ 1,050.00	\$ -	\$ 1,050.00	
TOTAL RECEIPTS	\$ 7,920.00	\$ 6,200.00	\$ 1,720.00	
<u>EXPENDITURES:</u>				
Snow Removal	\$ 1,775.00	\$ 3,000.00	\$ 1,225.00	
Front Entrance Maintenance	\$ 975.00	\$ 2,300.00	\$ 1,325.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	
Picnic	\$ -	\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ (42.00)	\$ 200.00	\$ 242.00	Note 1
Website Charges	\$ -	\$ 100.00	\$ 100.00	
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	
GWCAFL Fee	\$ -	\$ 25.00	\$ -	
TOTAL EXPENDITURES	\$ 3,233.00	\$ 6,475.00	\$ 3,217.00	
Cash on Hand (undeposited dues)	\$ 100.00			
TOTAL CASH, MAY 10, 2016	<u><u>\$ 8,696.79</u></u>			
Cash Reserved for Security Camera System	<u><u>\$ 2,135.00</u></u>			

Note 1: Proceeds from contributions for XMAS
bows donated by I. Zwycewicz

JOSEPH E. MIRO
STATE REPRESENTATIVE
22ND District



HOUSE OF REPRESENTATIVES
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

COMMITTEES
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May 22, 2015

To My Constituents on Normans Lane

I am pleased to inform you that I have allocated the necessary funds from the 22nd District Community Transportation Account to have the curbs and gutters repaired and Normans Lane resurfaced from Lambeth Place to Libbys Circle. From House #506 to Lambeth Place will be patched at the same time.

Although it is possible that this work could be added to an existing contract this construction season, it is more likely that it will take place sometime next year. The contractor is required to give you notice in advance of any work.

I am happy to assist in this effort and hope that the work will not be disruptive to you. Please let me know if I might be of assistance to you in any way.

I wish you a safe and healthy summer.

Sincerely,

A handwritten signature in blue ink that reads "Joe Miro".

Joseph E. Miro
State Representative
22nd District

P.S. – To keep residents of our district up-to-date, I regularly issue a free e-newsletter. Sign-up by visiting my website (www.RepJoeMiro.com) and entering your e-mail address in the appropriate box on the home page. There is no obligation. Unsubscribe at any time.

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JOSEPH E. MIRO
STATE REPRESENTATIVE
22nd District



HOUSE OF REPRESENTATIVES
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
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May 22, 2015

To My Constituents on Cain Rue

I am pleased to inform you that I have allocated the necessary funds from the 22nd District Community Transportation Account to have the curbs and gutters repaired and Cain Rue resurfaced from Cox Road for 325 feet south. From house #205 to #208 will be patched at the same time.

Although it is possible that this work could be added to an existing contract this construction season, it is more likely that it will take place sometime next year. The contractor is required to give you notice in advance of any work.

I am happy to assist in this effort and hope that the work will not be disruptive to you. Please let me know if I might be of assistance to you in any way.

I wish you a safe and healthy summer.

Sincerely,

Joseph E. Miro
State Representative
22nd District

P.S. – To keep residents of our district up-to-date, I regularly issue a free e-newsletter. Sign-up by visiting my website (www.RepJoeMiro.com) and entering your e-mail address in the appropriate box on the home page. There is no obligation. Unsubscribe at any time.

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