

## Minutes

### Lockwood Chase Community Association – Annual Meeting

March 28, 2017

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Attendees: Bill Coffey, Rebecca Coffey, Eileen Solarz, Marie Schaible, Barbara Peterson, Valerie Babinecz, Al Duncan, Sara Nelsen, Walter Kuchlak, Maria McFadden, Linette Prusinowski, Elaine Scott, Jim Greco, Cathy Carrigan, Cathy Ryan, Kevin Ryan, Joan McFadden and Suresh Ramasubramaniam

Welcome and Roll Call: Eighteen (18) were in attendance

Proof of Notice of Annual Meeting: Notices sent to residents 3/20/2017 and 2/3/2017

Approval of Minutes From last meeting on March 16, 2016

#### Election of Board of Directors: Elected for one-year term

- Bill Coffey, President
- Marie Schaible, Vice-President
- Mark Luksic, Treasurer
- Eileen Solarz, Secretary
- Jim Greco, Head of Social Events

Thanks to all who have volunteered to serve our beautiful neighborhood!

#### Report from the President – Bill Coffey

- We have replaced the ash trees on lower and upper Dolphin Drive, lower and upper Brookmont Circle and Cedar Drive. The cost to remove the trees came in on budget. PA Landscaping will continue to water the trees. Barb Peterson worked very hard with PA Landscaping to complete the trees project. (Thanks, Barb!). Barb suggested contacting PA Landscaping regarding a fertilizer and pre-emerging crabgrass treatment for the cul-de-sacs.
- Home sales update – the last 12 months saw 5 home sales and a substantial increase in home values given sale prices. Average sale price over the past four homes was \$574,000.00.
- Update on Lockwood sewer abandonment project: All Township tasks have been completed, formal turnover to LCCA Board will take place in the spring and LCCA will retake possession of the land as well as take over the mowing duties associated. (The shed that was located near the sewer ponds has been dismantled and removed. The water and electricity has been capped off at that location for the possibility of future use.) The fence will be taken down on two sides. The area where the ponds were located will be a meadow and will not be mowed. Those in attendance voted that the areas that were previously mowed by the Township will now be mowed by LCCA.

#### Report from the Treasurer – Bill Coffey - for Tracy Mongan

- A 2017 Operating Budget was handed out at the meeting. The final copy should be e-mailed to the homeowners in the next few weeks.

- The dues will continue to be \$350/year.
- A vote was taken on a new rule on the yearly dues: 5% penalty compounded for yearly dues if not paid on due date (10/31 – with a 15 day grace period). The dues will be delivered to each house by October 1 – and payment is due by October 31. Please note the new penalty schedule:
  - If dues are not paid by November 15 - \$ 17.50 penalty
  - If dues are not paid by December 15 - \$ 35.88 penalty (\$17.50 plus \$18.38)
  - If dues are not paid by January 15 of the next year - \$55.17 (\$35.88 plus \$19.29)
- Per the Lockwood Chase By-laws, the Lockwood Chase Board reserves the right to place a lien on a homeowner's property for failing to pay their yearly HOA fees. The lien will be established in accordance with the East Goshen Township and Chester County guidelines for standard HOA fees and collections. A certified letter will be sent to the homeowner to inform them that there is a lien placed on their property.
- Reminder of a new rule that was voted in 2016 at the annual meeting; upon sale of a given home in which past HOA dues are owed, no Resale Certificate will be provided until past dues are paid in full to the LCCA Treasurer.
- PA Landscaping (Open Space Mowing) and Weeds, Inc. (Pond Maintenance) will continue as on-going contractors

### Report from the Secretary – Eileen Solarz

- Lockwood Residents Listing has been updated – please contact Eileen Solarz for any changes.
- Lockwood Vendor List – no changes from last year – please contact Eileen Solarz for any additions/changes.
- A reminder that Eileen Solarz is the main source of communication for the neighborhood. All communications are to go through her ([eksolarz@gmail.com](mailto:eksolarz@gmail.com)). If you or another neighbor are not receiving emails from Eileen, please contact her so she can remedy that.

Following are the assigned volunteers in our neighborhood. If you would like to “retire” from your position, please let one of the Board members know. Thanks so much for all your hard work!!

- Website Administrator – Barb Peterson
- Pond Coordinator – Mary Murphy
- Front Entrance – Barb Peterson – Cheryl McCabe
- Spring Cleanup Day – Elaine Scott
- Sunshine Fund – Elaine Scott
- Welcoming committee – Elaine Scott, Sara Nelsen, Marie Schaible
- Lockwood Facebook and Tech Support of Lockwood Chaser – Barb Peterson
- Editor, Lockwood Chaser – Valerie Babinecz
- Past President and keeper of the volleyball net – Dianne Casper
- Small Projects – Sara Nelsen, Elaine Scott, Dianne Casper, Maria McFadden and Colleen Lotto

### Old Business

- The Plaque for Mike McFadden is ready to be mounted.
- Bench for Jen Stagnaro – Jen Walheim/Jen Corrick are coordinating

## New Business

- Please curb your dog. There have been reports that some people are not picking up after their dogs. Please be considerate of your neighbors and pick up after your dog!
- There was some discussion on traffic and speed on Marlin and Cottonwood. Please be sure to follow the speed limit (25) when driving through Lockwood. If speed continues, there was some discussion about starting a request to East Goshen Township for speed bumps.
- If you have curb (grass) damage caused by East Goshen Township/or East Whiteland Township plows during the last storm, please contact the Township. They should come out and, at the very least, press down the grass for you.

The Board would like to thank all who have helped throughout this year. Anyone interested in volunteering in any capacity, please contact a member of the Board. **Special thanks to Marie Schaible, Mark Luksic and Jim Greco for stepping up and volunteering for the open positions.**

**Submitted by Eileen Solarz, Secretary LCA**