

## **Minutes**

### **Lockwood Chase Community Association**

**Annual Meeting June 18, 2018**

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**Attendees:** Bill Coffey, Eileen Solarz, Marie Schaible, Mark Luksic, Jim Greco, Mary Jo Greco, Linette Prusinowski, Cathy Carrigan, Cathy Ryan, Kevin Ryan, Barb Peterson, Al Duncan, Sara Nelsen, Harvey Bower, Patricia Bower, Maria McFadden, Anne Marie VanSleet, Tim Sellers, Tracy Mongan, Dianne Casper and Bill Casper

**1. The Minutes from March 28, 2017 LCCA Annual Meeting have been approved**

**2. Yearly election of LCCA Board members**

- The following Members have been elected to Board positions:
  - Jim Greco, President
  - Linette Prusinowski, Secretary
  - Mark Luksic, Treasurer
  - Marie Schaible, Vice President
  - Matt Prusinowski, Operations and Social Events
- Barb Peterson and Sara Nelsen will interface with our landscaper Pennsylvania Landscape Management and will oversee the landscaping and mowing activity on a go-forward basis.

**3. Report from the President:**

- Home sales update – the last 12 months saw only 2 home sales and a substantial increase in home values given sale prices.

- Our Lockwood Neighbor, Ted Roberts, lives in the white farmhouse by the stop light at King and 352. He would like to tie in his house to the public sewer. The public sewer line is on Marlin Drive. Ted reached out to the Lockwood Board for approval and received preliminary approval to survey and acquire necessary permits. Ted has completed the preliminary work and has obtained the easement and exhibits to perform the work. The Board will review the easement and exhibits for approval. Once approved and notarized, the work will begin.
  - Ted's sewer line will run through his back yard and a portion of our common space (where the sand is typically located for the luminaries) and connect at the north side of Marlin Drive. There will be construction equipment and work in that area. We will send out notifications when work will start and the target date for completion as soon as we have those details.
  - Jim Greco will alert the nearby neighbors (Walheim and Rowan)

#### **4. Report from the Treasurer, Mark Luksic:**

- A 2018 Operating Budget was handed out at the meeting. It will be forwarded in a future e-mail.
- Presently, the neighborhood uses PA Landscaping for all open space and Weeds Inc. for pond. The landscape contract will be open for bid in the fall.
- Update on last year's provision for delinquent and/or non-payment of HOA fees
  - 99% of the homeowners pay their HOA fees on time. A lawyer will be consulted about options to recover unpaid HOA fees.
  - Note: 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. A Resale Certificate is required to complete settlement.

## **5. Report from the Secretary, Eileen Solarz:**

- Lockwood neighbor list updates – Request that the Welcoming Committee provide new homeowners a form to collect information so that the Secretary can update the Residents' Listing with their name, children's names, age, phone number and email (if they desire). Also, the Welcoming Committee will inform new homeowners about our Facebook account, our email system and give them a copy of our Private Resident List and Contractor Referral List.
  
- Present Neighborhood Volunteers. Please let us know if you no longer can volunteer for these positions:
  - Landscaping and mowing of communal areas – Barb Peterson and Sara Nelsen
  - Pond Coordinator – Mary Murphy
  - Spring Cleanup Day – Elaine Scott
  - Sunshine Fund/Welcoming Coordinators – Elaine Scott and Eileen Solarz
  - Lockwood Facebook Admin – Barb Peterson
  - Lockwoodchase.com Admin – Barb Peterson
  - Co-Editors, Lockwood Chaser – Mark Luksic and Mary Jo Greco
  - Past President and Keeper of the Volleyball Net – Dianne Casper
  - Luminaries Coordinator – Jan Justin
  - Open Space Coordinator – Nancy Hirschle
  - Keeper of the Lockwood tent – Mary Jo Greco

## 6. Report from the Head of Social Events:

- 2017 events held: Second Annual Eagles Tailgate, Christmas Happy Hour, Halloween Parade
- Plan for 2018 events: Eagles Tailgate, Christmas Happy Hour, Halloween Parade, Possible Neighborhood Garage Sale

## 7. New business

- Fire crackers during the 4<sup>th</sup> of July – Fire Crackers are not allowed in East Goshen Township without a permit (and no permit will be allowed in a neighborhood). This is a reminder to our residents.
- Signs at the Pond – More specific signs will be installed around the pond: No Skating, No Swimming, No Trespassing
- The Chaser will be published semi-annually. Mark Luksic and Mary Jo Greco have volunteered to be Co-Editors. We have agreed that the Chaser will now be hard copy and delivered to all mailboxes.
- There was much discussion about geese in our neighborhood. Most agreed that there seems to be more geese than ever in our neighborhood. It is hard to effectively deter the geese so all residents are reminded not to feed the geese or make it easy for them to live here.
- Board approval is required for renovations that involve improvements or changes in the footprint of the house. Replacements do not require Board approval.
- Board approval is required to place a Storage Pod on your property. If approved, the Pod can only be located on your property for a maximum of two (2) weeks.
- Linette Prusinowski was elected as Secretary of LCCA. Any communication requests for the neighborhood will go through her. She has set up a gmail account for the neighborhood: [LCA19355@gmail.com](mailto:LCA19355@gmail.com)  
Please use this email in the future when trying to contact the Secretary.

## **8. Recognition**

- A special thank you to Bill Coffey for his years of service as President of Lockwood Chase HOA. Best of luck to you, Bill and Rebecca!
- A special thank you to Valerie Babinecz – our Lockwood Chaser Editor for six (6) years!
- A special thank you to all of our volunteers for your service on behalf of our neighborhood!

## **9. Adjourn Meeting**