

Lockwood Chase Community Association – Annual Meeting

May 9, 2019

Agenda

1. Roll Call (Attendance) - Elaine Scott, Anne Van Sleet, Dianne Casper, Bill Casper, Barb Peterson, John Whiteside, Sara Nelsen, Cathy Carrigan, Joan McFadden, Ed McFadden, Eileen Solarz, Harvey Bower, Marie Schaible, Jim Greco, Linette Prusinowski, Walter Kuchlak, Al Duncan, Nancy Logan, Bob Logan, Mark Luksic, Mary Jo Greco
2. Approve the minutes from June 18, 2018 Annual Meeting - **Minutes from last year approved.**
3. Election of LCCA Board Members - **Marie originally voiced decision to step down as Vice President. No volunteers at meeting to fill position. After meeting, Marie agreed to continue as Vice President another year. All Board Members will continue in current positions for the next year.**
 - a. President – Jim Greco
 - b. Vice President – Marie Schaible
 - c. Treasurer – Mark Luksic
 - d. Secretary – Linette Prusinowski
 - e. Operations / Social Events – Matt Prusinowski
4. Reports from Board Members (Old Business)
 - a. President / VP
 - i. New Home Sales – 3 homes sold in the last 12 months for an average sale price of \$615K - **Homes on market are selling quickly; on market only a few days.**
 - ii. Completed the sewer line easement with Ted Roberts on King Road to the line on Marlin Street. - **Project completed; Ted Roberts very appreciative.**
 - iii. Completed the re-excavation for the erosion on the storm drain outlet in the common space. - **Received bids from 3 companies and went with middle of road quote. Since project completion, pond fill up seems better, run off / standing water situation is better. All in it was \$6,700. Swale has been redefined and Board will keep an eye on it and arrange for any clean out down the road as necessary.**
 - iv. Met with PA Landscaping to address last year's issues. Bill Kommer is our point of contact for the development. Neighbors can funnel all questions or issues to the board via lca19355@gmail.com in order to streamline communications. Requested bid for entrance landscape renovation. - **Talked about bidding out contract at last year's meeting. After meeting with Bill, decided to give him a chance to resolve issues. PA Landscaping agreed to give us 3 year rate guarantee without a service commitment from LCA beyond 1 year.**
 - v. Miscellaneous

Geese remediation – We've tried a few methods over the last year. After research and speaking with the township, we're fighting an uphill battle. It's unfortunately just part of our proximity to open space / pond.

b. Treasurer

- i. 2018 Expenses and Budget Review - **Account is trending even. We received a partial credit from PA Landscaping for some missed service dates last year. We had expense for drainage project. For the upcoming year, we've talked about doing work at front entrance. Will also need pruning of trees on cottonwood ~\$2k. Last year there was added expense for legal consult (unpaid HOA fees, ice skating liability, etc.) ~\$700.**
- ii. HOA Fees Updates - **Running negative operating variance, but we have the money to take on projects. Have \$41k in reserve. No need to raise dues despite new projects.**

Update from last year's discussion – There is one person not paying HOA dues – hasn't paid since 2002. Mark met with attorney and confirmed a lien can be put on the home when resale cert is requested. Suggestion was made to have a certified letter delivered to have proof of notification of past due amount. All present agreed this was a good idea.

c. Secretary

- i. Status of changes to volunteers - **No changes other than landscaping requests should now be funneled through LCA email box (lca19355@gmail.com).**
 1. Landscaping of communal areas – The Board via Email (**NEW**)
 2. Pond Coordinator – Mary Murphy
 3. Cleanup Day – Elaine Scott
 4. Sunshine Fund/Welcoming Coordinators - Elaine Scott and Linette Prusinowski
 5. Lockwood Facebook Admin – Barb Peterson
 6. Lockwoodchase.com Admin –Barb Peterson
 7. Co-Editors, Lockwood Chaser – Mark Luksic and Mary Jo Greco
 8. Past President and Keeper of the Volleyball Net - Dianne Casper
 9. Luminaries Coordinator– Jan Justin
 10. Open Space Coordinator – Nancy Hirschle **NEEDED?**
 11. Keeper of the Lockwood tent – Mary Jo Greco
- ii. List of Contact Lists and Referral Lists – **Email any changes to LCA email box.**

d. Ops / Social Events - **Reviewed events over last year. If there are any ideas for other events, please email LCA email box (lca19355@gmail.com).**

- i. · Yard Sale Event – 9/15/18
- ii. · 3rd Annual Eagles Tailgate – 9/30/18
- iii. · Halloween Parade/Party – 10/31/18
- iv. · Lockwood Holiday Event/Happy Hour – 12/21/18
- v. · Keep East Goshen Beautiful / Neighborhood Clean-up – 4/13/19
- vi. · Easter Egg Hunt – 4/18/19

vii. · NEW "First Friday's" – 5/3/19, 6/7/19, 7/5/19, 8/2/19

5. New Business

- a. Tree Work is scheduled to trim all trees on Cottonwood and Cul-De-Sacs on Bass Cove and Trout Run Drive - **Dead tree on Bass Cove will be coming down/heavy pruning. Request was made to consider replacing the last two remaining sugar gum trees on cul de sacs with red crimson trees (same as was done at other cul de sacs about 2 years ago). Board will look into this.**
- b. Entrance Renovation - **Will be occurring over next year. PA Landscaping has provided quote to handle updates and maintenance throughout the year. Signage at opening is ~\$5k for a sign of that size. Landscaping is taking priority this year, but may look to replace in another year or two. Sign is likely 30 years old; has been repainted once.**
 - i. Township consolidated street signs to one post
 - ii. Paint and refurbished "Lockwood" sign
 - iii. Update all plantings and put perennials and annuals along with bushes to fill in the bare space and add color.
- c. 4 Way Stop Sign at Trout Run and Cottonwood – **Request to also discuss speed bump on Marlin, stop sign at Marlin/Cedar and adding No Thru Traffic sign at entrance of neighborhood. Board will look into all four items with Township.**
- d. Open Suggestions
Mulch orders – not much interest in group order; neighbors will handle on own.

Tree/shrubs hanging into road – forces walkers/runners further into road. Board can ask Township to take a look and trim as appropriate.

Battle of Clouds sign – request to refresh/repaint that sign as well

Recycling – please do not put out recycling without securing it, particularly on windy/stormy nights

Drainage erosion at gutters - Gutters are 36 years old. Board will contact East Goshen to have them come out and look at them and handle any necessary repairs. Reminder to all neighbors to clean out storm drains if on your property.

Pond Refurbishing – Concern about condition of pond was raised. About 6" gap from water level to grass. Board will call township and talk to Mary Murphy to see if she knows of any company that can do something to remedy it. We have \$1k contract with Weeds Inc. to maintain algae, will look into whether they have any service to offer.

Thank you dog owners. Noticeable improvement in clean-up efforts around neighborhood.

- e. Reminders
 - iv. Fireworks - **Reminder, fireworks should not be set off in the neighborhood**
 - v. Speed Limits on Cottonwood – **Reminder that speed limit is 25mph**
 - vi. Yard Waste Dumping to common areas and wooded tree lines – **Prohibited. If it continues, it will be addressed on individual basis.**

- f. Proposed Roundabout Discussion at King and 352 -

Tim Caban (1050 West King Road) – Guest speaker on 352/King Rd. traffic situation. Tim provided a summary of what he knows as a concerned resident. Both East Goshen and East Whiteland have issued 36 pg. report (link below). Based on information in report, the proposed plans do not directly impact anybody’s property within the neighborhood.

Tim spoke at East Whiteland township meeting in March and proposed alternative involving adjusting the traffic signals (link to video below). At early May meeting, Township Manager was asked whether decision may be made within the year. Response was that a decision could possibly be made within the year, but it often takes years for Penn DOT to act on approved plans. Tim asked Township whether they could commit to not throwing anyone out of their house, which they did agree to.

Tim’s suggestion to those who want to know more is to read the report and ask questions of the Townships. One area in particular to question may be about the ability to make left turns out of the neighborhood based on the proposed plans in the recently released report. Additionally, construction delays, driving patters, etc. may be worth questioning.

There is a meeting scheduled for June 5th (link to details below) at Immaculata University to address questions from the public on this topic.

<https://eastgoshe.org/route-352-and-king-road-meeting-set-for-june-5/>

<https://www.eastwhiteland.org/DocumentCenter/View/927/Rt352-KingFeasibility>

<https://chestercountyramblings.com/2019/04/22/dear-east-whiteland-and-east-goshen-we-need-a-little-sunshine-about-shared-intersection-improvements-at-king-and-352/>

6. Adjourn Meeting