

Lockwood Chase Community Association – Annual Meeting

May 19, 2021

7:00pm-8:30pm

Minutes

1. Roll Call (Attendance) – 7:00pm-7:05pm – see below

Attendees: Al Duncan, Kathy Ryan, Jim Greco, Harvey Bower, Chris Lotto, Diane Casper, Linette Prusinowski, Marie Schaible, Joe Keefer, Cathy Carrigan, Danielle DiProspero, Richard Fonash, Gail Foti, David Brant, Dianne, Patricia Bower, Susan Bird, Nancy Hirschle, William Mongan, Jim Kelly, Sally Kelly, Kyle McGrath, Mark Luksic, Jeff Berkes, Elaine Scott, Lauren Gardner, Craig Kelican, Matt Prusinowski, Tim Sellers

2. Approve the minutes from May 21, 2020 Annual Meeting – 7:05pm-7:10pm - minutes approved
3. Election of LCCA Board Members – 7:10pm-7:15pm – No objections to current board members. Jim offered that either Linette or Matt’s position is open (they would combine and fill one of the positions) and Jim and Mark intend to serve one more year on the board. Will offer shadowing through this year if someone is interested in learning the role. No volunteers. Current Board will remain for now. Will definitely need individuals to volunteer by next year.
 - a. President – Jim Greco
 - b. Vice President – Danielle DiProspero
 - c. Treasurer – Mark Luksic
 - d. Secretary – Linette Prusinowski
 - e. Operations / Social Events – Matt Prusinowski
4. Reports from Board Members (Old Business) – 7:15pm-7:45pm
 - a. President / VP
 - i. New Home Sales – 5 homes sold in the last 12 months with an estimated sales average of \$653,000. – Another property on Bass Cove just sold privately; homes in Lockwood are well taken care of. Home prices rising. Good news for all.
 - ii. Storm water pipe replaced and sink hole filled in the common space by East Goshen Township – Pipe was replaced due to an issue. There has been settling and Jim to contact EGT to get them to come repair.
 - iii. Battle of the Clouds Sign – Will be refurbished this summer. – Tim Sellers did a great job researching options after last year’s meeting. Planning to take top of sign off, have a company sand down, and repaint. Pole will be handled within neighborhood - sand down and spray paint – Project will cost \$750-\$1000.

Board has approved this expense and factored into budget for 2021-2022. Tim asked if there were other quotes than what he received. May be worth asking for another estimate for comparison. Tim offered to assist if anything additional is needed. Jim and Tim to touch-base this week on next steps.

- iv. Sugar Gum Trees on Trout Run and Bass Cove Cul De Sacs will be evaluated based on funding. – Last year someone brought this up. Trees holding up fairly well. One on Bass Cove will need to come down. Will look at landscape budget and consider taking all of them out. More to come on this topic.
- v. Miscellaneous Front entrance flowerbeds – we have this slated to be taken care of shortly. Some bushes from last year did not last as promised. The landscapers will be out here next week to replant and get that area looking nice. We have this area factored into the annual budget.

b. Treasurer

- i. 2020 Expenses and Budget Review – In October, dues increased by \$100 per year per home. One neighbor who is behind on dues payments, paid in 2020, they still owe for previous years. We had additional real estate transactions this past year, more than normal. We also had a cost increase due to tree damage from storms. Pond Maintenance on the budget sheet is separate from one time remedy for long-term issues; this line item is for Weeds Inc. treatments. Drainage basin work and storm related work and legal fees were all unbudgeted items from this last year. Area at bottom of Dolphin needs to be maintained, which adds to the mowing expenses. Front entrance is budgeted at an annual project of \$3K-\$4K range. With the increased dues, we hope to slowly rebuild reserves. Craig asked if we have looked into rebidding for major expense areas like lawn care. Mark explained that this was discussed in prior years. We were locked into a multi-year rate with PA Landscape, which we are nearing the end of, so we can certainly discuss doing this again. We do experience challenges with new vendors though in terms of the boundaries of the common areas to be cared for.

c. Secretary

- i. Status of changes to volunteers
 1. Landscaping of communal areas – The Board via email
 2. Pond Coordinator – OPEN (previously Mary Murphy) – Will move to a pond committee approach.
 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 – Move content to FB page. Will not distribute an actual Lockwood Chaser publication.

8. Keeper of the Volleyball Net - Dianne Casper
9. Luminaries Coordinator– Jan Justin
10. Keeper of the Lockwood tent – Mary Jo Greco – Per Jim, we just purchased/budgeted for a new tent. Will have both to be used this summer, but will sunset older tent after this year. The tent was very outdated and is used often, so felt it was worth replacing.
- ii. List of Contact Lists and Referral Lists – Please send any changes to Lockwood email address. An updated version of both will be distributed next month.
- d. Ops / Social Events
 - i. Halloween Party/Parade – were able to hold in 2020; Thank you Stinger Family
 - ii. Easter Egg Hunt – were able to hold in 2021; Thank you Kelican Family
 - iii. Keep East Goshen Beautiful/Neighborhood Cleanup Day – Thank you to the volunteers and to Elaine Scott for coordinating.
 - iv. Summer First Fridays (cancelled last year; back in 2021) – We had a great May event (thank you Kelican’s); June event will be held at Tara and Sean Hutchinson’s home on 6/4.
 - v. Annual Eagles Tailgate (cancelled last year; plan to bring back in 2021) – Will set a date once schedule is released.
 - vi. NEW EVENT: Thanksgiving Golf Tournament in Open Space
 - vii. Other ideas?:
 - Turkey Trot – consider holding this again in 2021.
 - Food trucks – Coordinate having Food Trucks come to Lockwood.
 - 4th of July Bike Parade
 - Sgartown Strawberries – Bon Fire and hay ride
5. New Business – 7:45pm-8:25pm
 - a. Graduates Banner – There is a small fee to do this, which the Board has approved payment of. Kathy Azar offered to do this again. Well-liked by neighbors.
 - b. Evaluate Runoff Drain at Marlin Drive for maintenance. – Having company come out and evaluate as potential repair.
 - c. Cottonwood Trees - Lang’s Treatment - Discussed having these trees treated. It is on the table again for this year. Can put this out to bid with a few companies – if anyone has a contact/company they would recommend, please let us know.
 - d. Reminders – No Fireworks in the development / Watch for children and slow down now that summer is approaching / Any structural changes or property additions require board approval. Speeding on Cottonwood is often seen by non-residents/delivery drivers. We can talk to EGT about adding additional speed limit signs on – they did add 2 on Cottonwood within the last year. Danielle asked about speed bumps – when we had looked into this for Marlin 2 years ago, we noted that adding them would require majority support via neighborhood votes. If we are still seeing it as ongoing problem, we can further consider and solicit neighbor feedback to see whether there is interest in

speedbumps. Jim noted there is a need to consider the noise they create as cars go over them and the placement of them.

e. Pond Future / Needs

- i. New "No Trespassing" Sign – One of the signs around the pond has gone missing. Unclear if it vandalism. Jim recently found it in the pond. Could have been weather related, but by appearance, likely vandalism. Will put on the list to get this fixed/replaced. Joe noted that the post is still sticking up and should be removed to avoid anyone getting hurt.

f. No additional new business topics.

g. Pond Slide Deck – Jim reviewed the Pond slide deck in detail.

- i. Algae program – They do not rake it. The chemicals eliminate some and push some to bottom of pond. Takes a few days to work. Weeds were out last week and put treatment on, should see improvement soon. We could really use rain to help process.
- ii. We've received opinion from outside company that conditions of the pond would not be helped by Triploid Carp since they don't feed off the type of algae we are dealing with.
- iii. Kathy Ryan – what is the state of the pond and if we are going to invest a large sum of money we need professional guidance, not volunteers. Goose poop and geese presence is a major problem, in addition to algae.
- iv. Storm water runoff is also a contributing factor.
- v. EGT did tell us dry basin could be an option to consider.
- vi. Toth Bros keeps being recommended. Are there more companies to talk to other than the ones we have already approached?
- vii. Committee volunteers – We would like ~5 individuals to form a committee and spearhead the research on this topic. Volunteers at meeting included: Diane Casper, Kathy Ryan, Sally Kelly, Kyle McGrath, Nancy Hirschle, Joe Keefer, Lauren Gardner, Harvey Bower and Jeff Berkes. We would like a mix of neighbors that border pond, as well as those that do not. Board will look at who volunteered and will reach out once committee is formed.
- viii. Craig feels like that area could be amazing without the geese. Kelly's feel it is a lost cause to get rid of geese – many strategies have been tried over the last 20+ years. In their opinion, if you want to keep the pond, you need to dredge it. Otherwise, it is putting a band-aid on a larger problem.
- ix. Gail Foti shared thoughts on other pond that is behind our neighborhood. Even if we made a dry basin, we do not know what we would be dealing with. Geese unlikely to relocate entirely given the proximity to the other pond in Fairway.
- x. Kyle asked what happens if we do nothing. Discussion around the spread and will it turn into wet land with inability to dredge at some point. Probably have a few more years before edges become compromised.
- xi. Discussed whether EGT could take it over. That may be an option, but if they do, it is then publically opened up to all EGT resident. Rick Smith in EGT was

individual that mentioned a potential dry basin. Feeling is that if EGT is in charge of storm runoff, and since this “pond” is for storm runoff, EGT should have some responsibility. The runoff issues (that were EGT’s responsibility, caused a lot of silt to go into pond, which is another reason EGT should be responsible for helping us fix. Gail addressed the topic of relinquishing land – friend in Maryland, which has pond taken care of by township, hasn’t been without problems, including the dredging and the output. That is a consideration of dredging. Need a location to place silt for about a year until it dries out and then removed.

- xii. Joe Keefer – he recalls using pond a lot as kids, can there be a solution to address geese separately from pond issues. Perhaps a separate geese committee. What would dry basin look like. Is that option more aesthetically pleasing than the current pond? Should also consider whether altering the pond will upset the ecosystem.
- xiii. Jeff Berkes – Talked about natural vegetation. Feels we should put in plants that are aquatic and could help stabilize shoreline. Another option is to leave grass uncut in certain places to break it up and make it less appealing to geese. Discussion about fountains and aerators. Per Jim, the shallowness of the water is an issue (based on Toth feedback). Toth stated solar fountain would not give what we need in terms of movement; electric fountain could help, but needs power run down there, which poses its own challenges. Jeff has friend who recently put in a solar fountain in similarly sized pond and is having success with it.

- 6. **Wrap-up and Adjourn Meeting – 8:25pm-8:30pm – Board will form and meet with committee and then schedule another call to provide update to neighborhood on next steps to be pursued.**