

NEWTOWN GRANT MASTER ASSOCIATION
October 23rd, 2024
MEETING MINUTES

The meeting was held in the conference room and called to order at 7:03 PM by Bob Shaw. In attendance were Bob Shaw, Elise Bernstein, Brad Berstein, Yan Sadler, Russ Consentino, Rich Selah, Bill McManimon and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge and guests Steven Cooper and Roland Hoelscher

Public Comments:

Roland Hoelscher addressed the board that he was in attendance tonight as purely a spectator. He's new to the Fawn Hollow Board and wanted to see how the Newtown Grant Master Board operated their board meetings.

Steven Cooper is in attendance to appeal regarding a Fawn Hollow cluster violation that was issued to him. Mr. Cooper has a commercial vehicle that he has been parking in the driveway but has been placing a car cover over the vehicle on weekday nights and weekends for which he was given original permission by the Fawn Hollow Board to do. Neighbors in the Fawn Hollow cluster have continued to file complaints regarding his vehicle and have received additional violation notices. He was advised by the Fawn Hollow Association Board to appeal this to the Newtown Grant Master Board. Rob DeGeorge reminded the board that according to Newtown Grant Rules and Regulations: "No Commercial Vehicles are allowed to park overnight within the association unless they can be garaged within the dwelling. The rules do not state that car covers are or are not permitted for commercial vehicles." Board asked Mr. Cooper if the vehicle can fit and be parked in the garage to which, Mr. Cooper stated that "I have been, however, the vehicle would be an obstruction in the event that I need to vacate my house in the event of a fire." Bob Shaw thanked Mr. Cooper for bringing his appeal to the Master Board to which the board members will have a follow-up conversation during the executive session to address his appeal.

September 25th Board Meeting Minutes: Russ made a motion to approve the minutes, Bill seconded it, motion passed 6-0-2 (Brad & Bob).

Financials: Bill reviewed the September financials with the board. Bill mentioned that it was a good month with a monthly positive variance of \$8,648 and a year-to-date positive variance of \$7,997. Newsletter income has become a concern for the fiscal year. Per the contract of Miceport, the association is guaranteed income by Miceport of \$8,300 to which, only \$6,700 have been generated. With only one newsletter issue remaining, there are concerns Miceport may not hit that income number. Yan asked if there is a way to audit the newsletter income vs the advertisements that are placed. Bob recommended having Miceport supply Rob with a newsletter spreadsheet and moving forward, Rob is to preform routine newsletter audits of generated revenue vs advertisements placed. Bob made a motion to accept the financials, Russ seconded it, motion approved -0.

Capital Contribution Amendment - Amendment to take effect starting January 1st, 2025. Rob will coordinate with Bob, Larry and Bill to have the amendment officially notarized. Gary commented on how there was a fair amount of confusion by residents since the amendment was heavily legally worded. Rob suggested that once the amendment is officially signed and notarized, he will put a copy on the website, then will have Miceport communicate the official amendment on facebook, but will also provide a simpler term definition of the amendment to avoid further confusion.

Corporate Transparency Act Report Requirements – Rob reminded the board that starting January 1st, 2025 all private associations must comply with the new reporting requirements per the Corporate Transparency Act. Rob will collect drivers' licenses at the end of the meeting for all master board members and will submit one report for the master board.

Proposals:

Delaware Valley Paving Recreation Area Walkway Proposal: Rob presented to the board a proposal in the amount of \$9,855 to mill out and repave 9 cracked areas of the walking path from the clubhouse to the access road by the tennis courts. The board felt the price was high and asked for a price quote to mill and repave the entire section from the clubhouse to the access road. Proposal rejected and tabled until additional pricing is obtained.

2025 Fox Pool Management Junior Pool Tile Repair Proposal: Rob reviewed a proposal for \$500 from Fox Pool Management to replace a number of missing blue pool tiles in the junior during summarization in 2025. Bill made a motion to approve, Yan seconded it, proposal accepted and approved 8-0.

Shades of Green Marigold Drive Tree Replacement Project for 2025 Proposal: Rob discussed two tree options to replace the diseased and dying Bradford Pear Tree in the Marigold Entrance Islands in 2025. The board decided that they would like other tree options as they felt the smaller Appalachian Red Bud Tree wouldn't do well in this environment but also had long term concerns regarding the larger October Glory Red Maple Tree. Rob will circle back around to the arborist to discuss additional tree options.

Management Report:

1. Shades of Green Completed Tree Trimming, Lifting and Canopy Reduction around Playground, Playground Side of Outdoor Pool and between Tennis/Pool Area.
2. Fall Mums for Recreation Signs, Marigold, North and South Drive Exterior Tips
3. Shades of Green Fall Scene Donation for North and South Drive
4. Trail Electric Pump Room Electrical Panels Week of October 28th
5. Outdoor Pool Winterized.
6. New Outdoor Pool Tables, Bases and Umbrellas Ordering. Delivery early May 2025.
7. Political Signs
8. Fall Harvest Portraits – Sunday, October 6th 2:00pm-5:00pm.
9. American Red Cross Blood Drive – Thursday, December 12th 2:00-7:00pm

Upcoming Projects:

- a) Dumpster Enclosure Replacement (TBD)
- b) Clubhouse Entrance Concrete Replacement (TBD)
- c) Outdoor Pool Furniture Table/Umbrella Replacement and Chair Re-strapping Project (start Fall 2024)
- d) Outdoor Pool Pavilion Roof Replacement (2025)
- e) Outdoor Pool Pavilion Wood Siding Replacement (2025)
- f) Tennis Court (2025)

Contracts:

- a) Fox Pool Management – December 2025
- b) Lopez Landscaping (Snow/Landscaping) – December 2025
- c) TW Maintenance – December 2025

Old Business:

None

New Business:

Political Signs – Rob spoke to the board regarding the confusion and hostility regarding the display of political signs with Newtown Grant. Rob advised the board that the current rule regarding signs specifically states that “No Signs are Allowed unless it’s a For Sale or For Rent Sign”. If political signs are to be allowed, the master board should make an amendment to allow them but with restrictions or stick with the no sign policy and communicate that to the residents, clusters and associated cluster managers to enforce. Political signs were on display as early as August and some properties have multiple signs. The board held a conversation regarding whether to allow signs with restrictions or stick with the original rule. The biggest concern with allowing them would be where it would end in terms of other types of signs. The board agreed to continue this discussion at the December meeting to determine a course moving forward.

Steven Cooper – The board continued the conversation regarding the appeal by Mr. Cooper regarding his commercial vehicle that is being parked in the driveway but with a car cover on it. The board agreed that it is a commercial vehicle and as such, commercial vehicles cannot be parked overnight within Newtown Grant unless the vehicle can be garaged to which it is able to. There are no restrictions on car covers regarding residential vehicles and as such, car cover guidelines would be by the cluster. The board upheld the Fawn Hollow violation regarding Mr. Cooper and will follow up with the Fawn Hollow Homeowners Association Board regarding the matter.

Bill made a motion to adjourn the meeting at 9:00pm. Rich seconded the motion.
The next meeting is scheduled for Wednesday, December 4th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 12/4/24 Date