

CHESTNUT HILL HOMEOWNERS ASSOCIATION

President: Lex Maloney, 410-860-1232, Lexnsherry@verizon.net
Secretary: D. Thomas Longo, Jr., 410-742-4380, DTLongo@aol.com
Treasurer: Danièle LeBel, 410-546-4931, dmdurieux@verizon.net

TO: Chestnut Hill Homeowners
FROM: Thomas Longo, Secretary, Chestnut Hill H.A.
SUBJECT: Minutes of the Chestnut Hill Homeowners Association Annual Meeting, November 14, 2011 at the Delmar, MD Library

President Lex Maloney called the meeting to order at 6:10 PM. Notice of this meeting was distributed to the households on October 17. 13 people representing 10 Mallard Drive households attended.

Lex Maloney, President, #30259 Mallard Drive
Thomas Longo, Secretary, #30424
Danièle LeBel, Treasurer, #30408

Jeanette Brown, #30392
Rhodey Brown, #30389
Tom & Betty Ann Cordrey, #30405

Ward Lambert, #30412
Phillip LeBel, #30408
Sherry Maloney, #30259
John Robinson, #30384
Alan Syvertsen, #30338
Larry Q. Taylor, #30318

PRESIDENT'S REPORT (Lex Maloney)

- o Thank you to Beth Drewer and Alex McRae (#30285) for hosting this year's Annual Picnic. Some 25 people came, a good turnout. Tom and Betty Ann Cordrey (#30405) will host the 2012 picnic.
- o The biennial community Yard Sale will be scheduled in 2012 probably on the Saturday before Mother's Day.
- o The Spring Newsletter to go out in March/April to all households will have details.

SECRETARY'S REPORT (Tom Longo)

- o In his capacity as also secretary of the Leonard's Mill Pond Collaborative of waterfront households from five neighborhoods around the pond, Mr. Longo briefly reviewed major pond events over the past year: a drowning incident in late May, pond herbicide treatments in June and August, Hurricane Irene in late August. He showed photos of the East Prong before and after the herbicide treatment and of the dramatic water rise in the pond's water level during Hurricane Irene.
- o Mr. Longo stated as a matter of record the Association's thanks to Phillip LeBel for continuing to produce the Neighborhood Directory and maintain a Chestnut Hill website*.

TREASURER'S REPORT (Danièle LeBel)

12/15/2011 beginning balance	\$2,218.11
+ total dues @ \$40.00 per household received from 52 of 56 households	\$2,060.00
+ picnic tent deposit refund	\$30.00
=	\$4,308.11
less expenses:	
Mosquito control for 2010	(\$712.53)
Picnic expenses	(\$162.13)
Entryway light expense	(\$153.00)
20'x10'x7' Canopy carport tent for future community use (picnics etc). and available to individual households for events	(\$83.75)
Miscellaneous (postage, paper, printer ink, large binder)	(\$82.67)
= BALANCE ON HAND 11/14/2011	\$3,114.03

(over)

ENTRYWAY BRICKWORK. There is need to repair or replace deteriorating brickwork at the Mallard Drive entrance. After discussion, Ward Lambert moved and Tom Cordrey seconded a motion that reconstruction and cleaning of the brickwork be accomplished at community expense if the cost is not prohibitive. This motion was approved unanimously. Larry Abresch (#30295 Mallard Dr.) had helped on this in the past and will be approached.

ENTRYWAY APPEARANCE. After discussion, Phillip LeBel, Ward Lambert and others volunteered to help insure ice was off the entryway during winter and to help keep the area neat.

2012 DUES. Only four households did not pay this year. In light of our good treasury balance and in anticipation of modest expenditure to fix the entryway, the group decided by consensus to maintain 2012 dues at their present level of \$40.00 per household. Treasurer Danièle LeBel will send out a dues-reminder note at the end of January to each household.

VACANT HOUSES. There are currently three vacant houses (Wertz #30234, Jackson #30396, McEwan 8467 Teal Circle). The Secretary was asked not to post notices at those houses since they could draw attention that the places are vacant.

DETERIORATING FENCE ALONG ROUTE 13. The meeting attendees were concerned that the badly deteriorating fence visible along Route 13 gives a misleading impression of the community. It has been clearly established in past years that the fence is the responsibility of the four homeowners along it. For volunteers to go uninvited onto those properties to work on the fence raises legal questions of trespassing. After considerable discussion it was decided by consensus to offer informal volunteer help to those owners to clear shrubbery pushing against the fence and to brace the fence if possible and necessary. Danièle LeBel will send a letter to an address she has for Mr. Wertz (#30234) and the other three homeowners will be contacted directly.

ELECTION OF OFFICERS FOR 2012. The Association's present three officers shown above were reelected unanimously and will serve until the Annual Meeting in autumn 2012.

CHESTNUT HILL ARCHITECTURAL REVIEW COMMITTEE. The Land Use Covenant governing all Chestnut Hill properties stipulates that no "addition to or change or alterations" may be made "until and unless the plans and specifications...shall have been submitted to and approved in writing" by the community's Architectural Review Committee. This process is informal but is a legal requirement. The following three persons volunteered and were designated by consensus to serve as the community's Architectural Review Committee as stipulated in the Covenant: Preston Tawes (continuing as Chairperson), Tom Cordrey, Phillip LeBel. The Committee desires not to be heavy-handed or intrusive but works to safeguard the community from notable eyesores or other Covenant violations such as visible commercial activity.

There being no further business, President Maloney adjourned the meeting at 7:27 P.M.

/s/ D. Thomas Longo, Jr.

D. Thomas Longo, Jr.
Secretary, Chestnut Hill Homeowners Association

*PDF versions of Chestnut Hill Homeowners Association documents can be downloaded at:
<http://msuweb.montclair.edu/~lebelp/ChestnutHillAssociation.html>