

CHESTNUT HILL BUSINESS MEETING
September 2, 2009

The meeting was called to order at the Delmar Library by Jeanette Brown, President. Some 30+ property owners were in attendance. Updates were provided on the following items:

1. The Wertz home at 30234 Mallard Drive is still in the possession of David Wertz, who has paid for recent repairs through a friend.
2. The grassy culvert area north of the entrance to Mallard Drive continues to pose problems in terms of lawn mowing services. Bobbie White has regularly called the State Highway Administration to remind them when the area needs mowing, and this often results in scraping of the soil due to the use of riding machines to complete the work. Following a motion of the Chestnut Hill Association in 2008 to have a culvert pipe installed so that a level grass surface could be maintained, the State Highway Administration has informed us that it does not consider this a priority and has no plans for an upgrade at this time.
3. Treasurer Bobbie White reported on expenses of the Chestnut Hill Association. The beginning balance was \$1749.17. After income from dues and expenses, we now have a balance of \$1533.31, repeating a pattern that led to the increase from \$15 to \$20 during the 2007-2008 year.
4. To keep property owners apprised of their rights and obligations as members of the Chestnut Hill Association, copies of the original covenant were distributed in the summer of 2009. Copies of this document also have been posted in pdf format on our website.
5. In an effort to control expenses and provide timely information, Phillip LeBel continues to maintain our Chestnut Hill Association website, whose URL is:

<http://netdrive.montclair.edu/~lebelp/ChestnutHillAssociation.html>

All documents of the Chestnut Hill Association, including minutes of meetings such as this can be downloaded from this site.

Residents are encouraged to contact Phillip LeBel at lebelp@mail.montclair.edu with your latest email address to receive timely electronic updates from our community.

6. John Robinson reported that the pond is in good condition at this time. He also reported that the Delmar Fire Department cleaned the dry hydrants on Mallard Drive this year.

Minutes of the 2008 meeting were then approved unanimously by attendees.

New Business

1. Neighborhood yard sales. Based on periodic interest, members in attendance voted to hold yards sales every other year on the Saturday before Mothers Day. As a yard sale was not held in 2009, the next one will be in May, 2010.
2. Chestnut Hill Association annual picnic. The annual picnic will continue to be held during the third week of June, and an annual business meeting will be held at a later date, most likely in September as was the case this year.
3. Chestnut Hill Association mosquito control service. Bobbie White reported that the cost of mosquito control was \$14.95 per family this past year and continues to increase. A motion was adopted unanimously to continue with mosquito control next year.
4. Chestnut Hill Association annual dues. Although dues were increased from \$15 to \$20 from the 2007 to 2008 year, rising expenses continue to draw down the balance. In addition to this year's mosquito control cost of \$14.95 per household, maintenance of the entrance light accounts for another \$3.00, leaving little more than \$2.00 for expenses for the annual picnic, for postage, cards, and flowers to individuals afflicted by illness or the loss of loved ones. A discussion ensued on whether dues should be increased to provide a margin to keep the Association balance from declining once again next year. A motion was presented to increase annual dues to \$40 a year, effective in January 2010. The motion was adopted unanimously.
5. Property fencing along Route 13 north. Although neighbors have provided voluntary help to maintain the original fence, this is not an obligation of the Chestnut Hill Association. It was decided to send a written notice to owners of the four

- properties along the fence as to their responsibility for maintenance on a regular basis.
6. Yard maintenance. There has been considerable tree branch overgrowth at the entrance to Mallard Drive, and in the neighborhood, some properties have dead trees in their yards. It was noted that all property owners should be diligent in trimming existing trees and that dead trees should be removed in a timely fashion.
 7. Chestnut Hill Building and Grounds Committee. Preston Tawes reported on the need for property owners to contact him and other members of the Chestnut Hill Building and Grounds Committee prior to adding any buildings or fences. As stated in the Chestnut Hill Association Covenant, any and all additions require approval from the Committee prior to construction, and in addition to any other permits. The purpose of this measure in the Covenant is to ensure the aesthetic integrity of our community. Property owners are advised to contact Preston Tawes at 410-742-5445 or by email at ptawes@verizon.net with any questions or requests.

We extend a warm welcome to new neighbors, William and Cynthia Kaylor. They have purchased the Ronald Holloway home at 8460 Teal Circle.

At our meeting, we also held an election for officers of the Association. New officers for 2009-2010 are:

President, Lex Maloney
Vice President - open, (please call Lex if interested in holding this position)
Treasurer - Bobbie White
Secretary – Sherry Maloney

Respectfully submitted,

Sherry Maloney,
Secretary