

**Chestnut Hill Association**  
**Minutes of the December 3, 2015 Annual Meeting**

The annual meeting of the Chestnut Hill Association was held on December 3, 2015 at the home of **Ward and Sally Lambert**, 30412 Mallard Drive. Serving as Acting President, **Phillip LeBel**, of 30408 Mallard Drive, called the meeting to order. Thirteen residents representing seven households were in attendance.

**1. Treasurer's Report:**

**Danièle LeBel**, 30408 Mallard Drive, gave the following report:

<b>Opening Balance:</b>	<b>\$3,324.45</b>
<b>Expenses:</b>	
Mosquito Spraying	\$1,096.20
Picnic	\$252.32
Street Lighting	\$179.40
Postage	\$29.40
Decorations	<u>\$27.54</u>
Total Expenses	<b>\$1,584.86</b>
<b>Dues Collected</b>	
(95.4 Percent HH Participation Rate)	<b>\$2,085.00</b>
<b>Closing Balance:</b>	<b>\$3,824.59</b>

Residents also voted unanimously to keep the current dues of \$40 per household for 2016. Dues are payable starting January 1, 2016. Payment of \$40 should be sent to Danièle LeBel at 30408 Mallard Drive, Delmar, Maryland 21875.

Following the impending move of **Richard Hastings**, **Danièle LeBel** agreed to arrange with Delmarva Power the direct billing to the Chestnut Hill Association for purposes of payment for street lighting at the entrance on Mallard Drive.

**2. Officers for 2016:**

President: Citing rising job travel demands, **Lane Douglas**, of 30338 Mallard Drive, has asked to be replaced for 2016. He agreed to ask his neighbor, **Terry Swafford**, of 30330 Mallard Drive, if he would agree to serve as president. As of the present date, we await confirmation regarding Terry's willingness to replace Lane for 2016.

We currently do not have a secretary to take meeting minutes. **Ward Lambert** volunteered to take the minutes for this meeting. We need a volunteer to fill this position for 2016.

**Danièle LeBel** agreed to serve as Treasurer for 2016. **Phillip LeBel** agreed to continue maintenance of the Chestnut Hill Association website:

<http://msuweb.montclair.edu/~lebel/ChestnutHillAssociation.html>

Documents covering the Bylaws of the Association, applicable covenants, the current residential directory (Password: 2015ChestnutHillDirectory), and meeting minutes can be downloaded from the site. **Sally Lambert** has agreed to gather all updates for incoming and departing neighborhood residents.

**3. Directory Updates and Related Communications**

While we have tried to gather email addresses for purposes of communicating with residents, some still have not yet gotten or shared their email address. This results in the extra expense of duplication and distribution of communications to neighborhood residents. Following concerns over the placing of the recent meeting notice in mailboxes, which is a felony, we have decided to use stamped mailing for those for whom we do not have email addresses.

**4. 2016 Calendar Event Dates:**

- a. **Yard Sale:** May 7, 2016 (Saturday). **Preston Tawes**, of 30373 Mallard Drive, has agreed to place an ad in the *Daily Times* and to arrange for the placement of a sign at the entrance of Chestnut Hill.
- b. **Picnic:** June 26, 2016 (Sunday). Al Huffer has once again offered to host the picnic in his back yard. All residents are welcome to attend, and are encouraged to supplement our purchased food and drink with a dish of their choosing. If past experience is a guide, this is a feast not to be missed.

## 5. Open Discussion Items:

### a. Vacant Properties.

#1 30396 Mallard Drive is currently owned by Ultra Bank, and is making arrangement for sale of the property, with an asking price of \$235,000.

#2 30378 Mallard Drive was listed for auction but did not have bids. Recent communications indicate that the property will be put on sale within the next year. No price has been given.

### b. Street Lighting in Chestnut Hill.

Several residents have expressed concern over the lack of street lighting beyond the entrance to Mallard Drive. **Preston Tawes**, of 30373 Mallard Drive, said he would get in touch with Delmarva Power to determine the expense of additional streetlights, including solar street lighting options.

### c. Mosquito Spraying.

Some residents expressed concern that the annual mosquito spraying is done at the discretion of an administrator-driver. We agreed to convey our request to the County Mosquito Control Office that mosquito spraying be done with a determined schedule for purposes of validating the expense we incur through our annual dues. Residents with concerns over mosquito infestations may call the Wicomico County Mosquito Control office, 125 North Division Street, Salisbury, Md. 21801 at 410-548-4805. Our mosquito control customer number is 54111.

### d. Attendance.

Residents agreed that with low turnout rates, it may be necessary to integrate the business meeting into the annual picnic, as has been done in the past.

### e. Leonard Mill Pond Collaborative (LMPC): Phillip LeBel

has continued to serve as coordinator for the five residential neighborhood associations with waterfront properties: Pine Knoll 1, Pine Knoll 2, Danwood, Holly Lake Estates, and Chestnut Hill. For the past several years, the LMPC has engaged in a collaborative effort with the Wicomico County Department of Parks and Recreation to apply selective chemical pond treatment and to develop measures for sustainable multi-purpose use of the pond.

At the annual meeting on November 18, 2015 at the Wicomico County Tourist Center, residents voted not to request any pond lowering for 2016, and to undertake a review for subsequent lowering and the circumstances therein by which the pond would be lowered (Currently the State Highway Administration has ultimate jurisdiction over pond lowering, and can do so in anticipation of flooding in the presence of impending storms). Residents also agreed to continue with the self-assessment program of financial contributions at an annual household contribution rate of \$75.00.

Chuck Poole, Superintendent of Parks, indicated that with such approval, he would obtain a renewal of the requisite environmental permit and to purchase chemical product as needed. Chuck also noted that this program has resulted in Leonard Mill Pond being one of the cleanest in Wicomico County, with evident benefit for users and associated property values. Documentation on the LMPC can be obtained at:

<https://msuweb.montclair.edu/~lebelp/LeonardMillPondAssociation.html>

### f. Adjournment.

Preston Tawes moved the meeting be adjourned. The motion was seconded and approved unanimously.