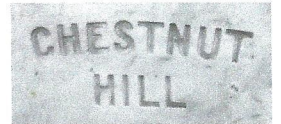



**CHESTNUT HILL HOMEOWNERS ASSOCIATION**  
Position Vacant Jr., Secretary



**TO: Chestnut Hill Homeowners**  
**FROM: Terry L. Swafford, President, Chestnut Hill H.A.**   
**SUBJECT: Minutes of the Chestnut Hill Homeowners Association Annual Meeting August 15, 2016, at Terry L. Swafford's resident, 30330 Mallard Drive**

President Terry Swafford called the meeting to order at 6:40 PM. Notice of this meeting was distributed to the households on August 1, 2016. 16 people representing 13 Mallard Drive households attended:

Terry L. Swafford, President, #30330 Mallard Drive  
Position Vacant, Secretary

Position Vacant, Vice President  
Position Vacant, Treasurer

Chuck & Shirley Brawn, #30221  
Philip LeBel, #30408  
Barbara W., Elliott & Donald V. White, #30275  
MR. & Mrs. E. R. Tingle, #30370  
Mrs. Rhodney Brown, #30389  
Richard Bramble, 30307  
Kathryn Moore, # 30354

Mr. S. Justis, #30358  
Mr. Preston Tawes, # 30373  
Mr. Pat Boyle, # 30404  
J. Hobbs, #30424  
Mr. & Mrs. W. Lambert, # 30412  
Mr. A. C. Huffer, #30362

**PRESIDENT'S REPORT**

The President noted the excellent turnout (there was approx. 75 people) at the community picnic that took place in June of this year and thanked Mr. Al Huffer for hosting it at his home. He also thanked Mr. Huffer for volunteering to host next year's picnic at his home. A date that will be announced in the Spring Chestnut Hill newsletter in April 2017.

The main reason for calling the meeting was stated by the President that there was an urgent need to fill the vacant officers positions. It is not legal and ethical for one person to hold all the positions and to be able to issue monetary payments without the approval of other officers in the Home Association. He opened the floor for volunteers or nominations to fill the vacant positions. The President was notified by Elizabeth Speicher (residing at 30318 Mallard) that she would like to fill the Secretary's position, Barbara W. White (30275 Mallard) volunteered to be Treasurer, and Al Huffer volunteered to be Vice President. A motion was made to elect the above people to fill the vacant positions. All present voted unanimously to accept these volunteers to fill the vacant positions.

**Chestnut Hill Officers for 2016-2017:**

President: Terry Swafford, 30330 Mallard Drive, 410-845-0377, "Terry and Jennie Swafford"

[terry\\_prague@yahoo.com](mailto:terry_prague@yahoo.com)

Vice President: Al Huffer, 30362 Mallard Drive, 410-742-6640, "Al Huffer" [alhuffer@comcast.net](mailto:alhuffer@comcast.net)

Treasurer: Barbara W. White, 30275 Mallard Drive, 410,742-5782, "White, Bobbie and Donald" [dwbw70@verizon.net](mailto:dwbw70@verizon.net)

Secretary Elizabeth Spechier, 30318 Mallard Drive, 410-960-1170, [elizabeth.spechier@icloud.com](mailto:elizabeth.spechier@icloud.com)

**NEW BUSINESS**

A motion was made to amend the by-laws to state the HOA annual dues are now \$40 per year and not \$15. All present voted unanimously to accept this revision to the by-laws.

A motion was made not to lower the annual dues for some only to pay for mosquito control, All present voted unanimously to accept this motion.

Philip LeBel volunteered to continue doing the Neighborhood Directory which he will update in the near future and to maintain the Association's website at:

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

He requested that any changes or corrections be communicated to him at 410-546-4931 or via email at [lebelp@mail.montclair.edu](mailto:lebelp@mail.montclair.edu) .

It was reported that the formerly vacant and deteriorating Jackson-Ripley house (#30396) has been purchased for a foreclosure price by Doug Marshall who is fixing it up either for occupancy or for placing it again on the market. We are pleased to note that Kevin Martens has purchased the former Wertz house at 30234, and that he has sponsored a series of neighborhood family movie showings for neighborhood residents during the summer season.

The President stated that there was \$5,616.28 in the HOA bank account.

An agreement was made between Barbara W. White New Treasurer and Terry L. Swafford President of HOA to meet Friday August 19, 2016 at approx. 3:30 PM at The Bank of Delmarva so she could be added to the HOA's checking account.

Barbara White agreed to follow up on where the HOA stands on the spraying for mosquito control.

Following discussion, ***the group decided unanimously to include in these minutes an alert that households that have not yet paid dues for 2016 will be identified in the Fall 2016 newsletter.***

Some residents who attended the meeting voiced concerns about the lack of street lighting, a perennial subject of concern. Terry Swafford volunteered to check with Delmarva Power on how to add additional lighting along with the cost and how it would be billed. At present, Phillip LeBel has assumed financial responsibility for the entrance light and will be compensated accordingly as billing is received.

Some attendees at the meeting also expressed safety concerns for young children who have been seen walking a large pit bull (dog) and that they would not be able to control it if it were to try and get away from them.

With no further business taken up, a motion to adjourn was seconded and adopted by residents in attendance. President Swafford adjourned the meeting at 7:30 PM.