



CHESTNUT HILL HOMEOWNERS ASSOCIATION



TO: Chestnut Hill Homeowners
FROM: Terry L. Swafford, President, Chestnut Hill H.A.
SUBJECT: Meeting Notes from April 20th Homeowners Association Meeting

We held the Homeowners Association meeting on the 20th of April at 30330 Mallard Drive. We had 16 homeowners attending this meeting. The meeting started at 6:30 p.m. and finished at 7:45 p.m. I want to thank everyone who attended the meeting. We started the meeting with a moment of silence for our neighbors who have recently passed away, Robert Brown, Janice Corman Synder, Wayne Smith, and John Robinson.

We also talked about Josie Herbert and Donna White-Elliott had raffle tickets to help out Josie and her family. Our prayers go out to all of these families.

The following items were covered:

Secretary Report: None

Chestnut Hill web Site: <https://msuweb.montclair.edu/~lehelp/ChestnutHillAssociation>. This is where one can find the Chestnut Hill Directory, By Laws and information about Chestnut Hill. Please click on the above web site high-lighted in yellow this will enable you to see By-laws and other info.

Treasury Report:

Application made for Mosquito control.
Mailing Expenses
Donations to Community Residents
Electric Bill for Lighting
Non-payment of HOA dues of six residences

NEWS:

Discussion of Homeowners Association dues took place. Attending HOA members voted unanimously that the dues should remain the same at \$40.00 a year. As of this date, 6 families have still not paid their dues. These dues help to pay for mosquito spraying, snow removal (take out), lighting for the entrance of Chestnut Hill, mailings to HOA residents, signs, decorations, donations in memories to families of our community who have lost loved ones, support to families who are under extreme health issues and the annual picnic. We are a community and that is one of the things that makes Chestnut Hills a desirable place to live. 100 % participation would be a wonderful thing to happen and unite the entire community.

It was also brought up that if one chooses to sell their home and their dues are not current, before the sale of their home, all dues in the rear, can hold up the sale of that home. Realtors do check on HOA's and they must be current to sell one's home.

Discussion of rental property at 30234 Mallard Drive:

Extensive discussion took place concerning this property. Many residents expressed a concern about the on - going manufacturing of crab pots at this site. Also, concern was expressed about the number of people who are at this home on a daily basis. Several items seem to be in violation of the HOA and Maryland law. The homeowner was present and he is going to contact the rental agency and do a follow-up on the various items brought to his attention. He will be working on correcting these issues with his Leasing Agency and will inform the Homeowners Association about the outcome of his endeavors.

Lighting:

This has been an ongoing discussion for the HOA. Over the past years this issue has been addressed. As you come into Chestnut Hills, there is the light at the entrance. There are a couple other street lights that have been placed around Mallard Drive by individual residents. Some of these lights are in use and others are not. The existing lighting that is in place is the older variety and the main objection to using them is that when lit, one's home is in a surround spot light of brilliance throughout the entire evening hours. One cannot enjoy going outdoors for the bugs drawn by the light and the lack of privacy and the ability to sleep are affected by the brightness of these lights. It was noted that residences towards the entrance keep their porch lights on throughout the evening giving off a warm glow and lighting up the area. The suggestion was made that perhaps as an alternative to additional street lighting was that residents could turn on their porch lights in the evening hours. This would help with the lighting of unlit areas in the community and have an esthetic appeal for the entire community. Sensory lighting was also suggested.

Our president of the HOA did contact Delmarva Power about street lighting and to this date, after several attempts, has not heard back from them. He did conduct an informal survey to various residents and half were in favor and half were against additional lighting.

Just a note: For any major changes in our community, we must have a quorum of 60% of the association.

Weigh Station:

Lane Douglas offered thanks to Philip LeBel for helping to spearhead the action taken on the weigh station. In existence since the early 1950's, it has been a concern to the area developments. Joanne Bushman, from Holly Lakes, contacted Philip about this issue and he jumped on the bandwagon. Because of their endeavors, the area communities were informed about the issues and the meeting took place in Delmar with the State authorities. The end result was that the weigh station will become a virtual weigh station in the future and the existing one will not expand. Pro-active involvement from our community residents made the state aware of our concerns.

Fencing along Rt. 13

The fencing that is along Rt. 13 is owned by the individual owners of those lots. It has been there for many years and it is up to the individual home owner to maintain it. Gwyn Benny will be replacing her portion of the fence in the late spring or summer of this year. She is going to find out what the cost is for the length of fencing for her lot and pass it on to the other owners who have fencing on their properties along Route 13.

It is also worth noting how nice the properties in Chestnut Hill are maintained. Before moving here, as an individual, I knew people who lived in the development. It always impressed me on how well every home had been maintained in this development. It is a hidden gem in Wicomico County. The Association would like to ask all residents, to continue with maintaining their properties. If you have unsightly items in your yard or overgrown gardens please remember this affects the entire community. Let's keep our community one of the few gems in the County.

Annual Picnic:

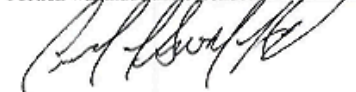
Al Huffer has again graciously offered his residence for the annual picnic. This year it will be held on June 25th at 4 p.m. at 30362 Mallard Drive.

Yard Sale:

Since the annual community yard sale was held last year, it will not be held again until 2018. However, individual residents may hold a yard sale of their own at any given time.

The HOA President Terry Swafford informed the attending HOA members that in June he would be resigning as President of the Association. He feels that 2 years in office is enough time for an individual to hold office (as stated in the by-laws term of office is one year). Please think about becoming an officer of the Association. Nominations and elections will be conducted at the Annual Picnic.

Motion was made and seconded to adjourn the meeting. Meeting was adjourned at 7:45 p.m.



Terry Swafford
President
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Meeting notes taken by Donna White-Elliott and Jennie Swafford
Letter submitted by Jennie Swafford