
CHESTNUT HILL DEVELOPMENT ASSOCIATION

President: Chris Murphy, 443-235-7173
Vice President: Phillip LeBel, 410-603-1124
Treasurer: Tracie Murphy, 443-859-4396
Secretary: Margaret Kline, 561-702-6634

Website: <http://msuweb.montclair.edu/~lebelp/ChestnutHillAssociation>

ANNUAL MEETING MINUTES 10-06-2024

The annual meeting of the homeowner association and annual picnic was held on Sunday, October 6, 2024 on the vacant lot owned by Donald & Debra Cooper. The association provided fried chicken from Royal Farms along with water and other drinks and members contributed side dishes and desserts. The picnic committee, consisting of Tracie Murphy, Jason Panches and Karen Panches, organized the event and deserve a special thanks.

The meeting started promptly at 1:00 pm and was conducted by Vice President Phillip LeBel.

Election of officers: Tracie Murphy and Chris Murphy offered to serve in their current positions and they were approved. Eric Remian was elected to serve as Vice President and Sara Logan was elected as Secretary. Phillip LeBel will continue to serve as webmaster.

Tracie Murphy presented a treasurer's report which is attached to and made a part of these meeting minutes.

Phillip LeBel discussed pond conditions and planning in progress and will keep members informed.

Concerns were voiced about how the new restaurant might impact the neighborhood with the possible addition of a deck with live music and gondolas on the pond.

It was reported that the Somers family at 30389 Mallard Drive had several incidences recently with a break-in of one of their vehicles and evidence that someone had been on their front porch. Sara Logan suggested that an email group be set up to keep people informed about items of concern in the neighborhood. Sara offered to organize the group.

Lacey Peppler and Eric Remian will be in charge of decorations at our community entrance. It was agreed that a budget will be provided to upgrade the decorations.

A potential traffic safety issue was reported involving parking on the street at the entrance by parents dropping children off at the bus stop. President Chris Murphy agreed to discuss the matter with the parents.

It was suggested that the trees and bushes on the island at Teal Circle be trimmed. Eric Remian agreed to put a group together to take care of the work.

With no other matters of business for discussion, the meeting adjourned at 2:00 pm and the picnic ensued.

Margaret Kline, Out-Going Secretary

Chestnut Hill Development Association

Treasurer's Report: 06/25/2023 through 10/06/2024

Beginning Balance (06/25/2023):	7528.91	7528.91
Income:		2320.00
2024 dues collected	2320.00	
Expenses:		2250.48
HOA picnic food & supplies	290.40	
Entrance decorations & stamp pad/ink	13.25	
Postage & envelopes	94.48	
In Memorial Donation (Anne Bennett)	50.00	
Mosquito control	1228.15	
Entrance light – Delmarva Power	312.77	
Yard sale ad / signs	42.33	
Directory printing	219.10	
Ending Balance (10/06/2024):		7598.43

Tracie Murphy, Treasurer