
CHESTNUT HILL DEVELOPMENT ASSOCIATION

President: Mark Haverland, 714-751-5292
Vice President: Phillip LeBel, 410-603-1124
Treasurer: Tracie Murphy, 443-235-7173
Secretary: Margaret Kline, 561-702-6634

ANNUAL MEETING MINUTES 06-27-2021

The Chestnut Hill Association picnic and annual meeting was held on Sunday, June 27, 2021 on the vacant lot owned by Donald and Debra Cooper, starting shortly after 1:00 p.m. The Association provided fried chicken from Royal Farms, along with water and soda. Member residents brought side dishes and desserts. Residents also brought their own folding chairs and enjoyed shade from the trees on the east end of the lot. The lines formed soon after all the dishes were organized, and the food was enjoyed by all.

President Mark Haverland opened the annual meeting at 1:40 p.m..

The first order of business was election of officers. There being no nominations made at the meeting, the current officers had agreed to continue in their positions for another year. The members' vote was for approval on this issue.

Phillip LeBel, who maintains the association website, addressed several issues of concern to the neighborhood, including the restaurant construction on the south side of the pond at the Route 13 bridge, and the Ponds Edge II apartment complex construction on the north branch of the pond. The Chestnut Hill Association website URL is:

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

Treasurer Tracie Murphy presented a financial report, a copy of which is attached and made a part of these minutes. She also explained the CheddarUp option of making online payment of annual dues, a form for which was distributed to residents along with the notice of the annual meeting. All dues for 2021 have been paid, and remain at the current level of \$40, beginning on January 1..

Regarding street lighting in the neighborhood, there was enough interest in exploring options for an LED upgrade as well as additional pole lights. A committee was formed to pursue the matter. Mark Haverland will advise the committee and be assisted by Rachael Alvarez, Randy Bennett, Lisa Pepler and Donald White.

On the agenda item of possibly bringing county water and sewer services to the neighborhood, a majority of those attending the meeting did not want to address the issue at this time.

On the agenda item of placing a community dock on Leonard Mill Pond, a majority of those attending the meeting expressed opposition to the idea. The matter was dismissed.

New Business: Related to addressing the speed of traffic through the neighborhood, a committee was formed to contact county officials to gather information on possibly lowering the speed limit from the present level of 25 miles per hour, and/or having a speed monitor placed at problem areas. Mark Haverland will advise the committee and be assisted by Rachael Alvarez and Lisa Pepler. Having speed bumps added to the road was met with majority opposition.

As his last effort on the decorating committee, Preston Tawes, with the assistance of Gerry Meckley, will provide decorations at our entrance for the 4th of July holiday this year. If any member is interested in being part of the decorating committee, please contact Mark Haverland.

The possibility of dissolving the association was brought up for discussion. There was no interest among members to discuss the issue.

Each member stood to introduce him/herself before the meeting was adjourned at 2:21 pm.

Margaret Kline, Secretary













Treasurer Report, Chestnut Hill Development Assoc.		July 7, 2020- June 28, 2021	
Balance as of	6/29/2021	6568.66	
Deposits		Expenses	
12/23/20	\$40.00	7/7/20 #467- Delmarva Power- Ent Light	\$16.94
1/11/21	\$80.00	7/16/20 #468- Preston Tawes- Brick Pillar Repair	\$200.00
1/21/21	\$240.00	8/13/20 #469- Delmarva Power- Ent Light	\$17.01
1/22/21	\$280.00	9/16/20 #470- DelmarvaPower- Ent Light	\$17.22
1/26/21	\$380.00	10/16/20 #471- DelmarvaPower- Ent Light	\$17.89
2/1/21	\$380.00	11/16/20 #472- DelmarvaPower- Ent Light	\$17.88
2/5/21	\$240.00	12/11/20 #473- DelmarvaPower- Ent Light	\$17.83
2/22/21	\$280.00	12/23/20 #474- Wicomico Co Md- Mosquito Spray	\$1,116.50
3/19/21	\$200.00	1/19/21 #475- DelmarvaPower- Ent Light	\$17.95
4/23/21	\$120.00	2/22/21 #476- DelmarvaPower- Ent Light	\$17.94
4/26/21	\$40.00	3/16/21 #477- DelmarvaPower- Ent Light	\$17.96
5/12/21	\$40.00	4/16/21 #478- DelmarvaPower- Ent Light	\$17.97
		5/16/21 #479- DelmarvaPower- Ent Light	\$17.94
Total Deposits	\$2,280.00	6/14/21 #480- DelmarvaPower- Ent Light	\$17.59
		Total Expenses	\$1,528.62
All 2021 Dues Paid in Full		***Delmarva Power Total Expense- \$212.12***	

Electronic Dues Payment Instructions (Using CheddarUp)

1. Click the invitation link sent by email or type the HOA's Dedicated payment URL into your browser: <https://chestnut-hill-development-association.cheddarup.com>
2. You should see this landing page:



3. Choose "Add to Cart" (use mouse to left click on blue button)

