

*Stonebridge
Townhome
Owners'
Association*

*c/o Conway Management Group
2207 Concord Pike, #232
Wilmington, DE 19803
(mailing address only)*

Open Forum - 18 May 2010

Open Forum was called to order at 7:02 PM, Sue Snider, Presiding.

Board Members Present:

Sue Snider, President
Adrienne Woodbury, Treasurer
Chris Ayotte

Wayne Elvin, Vice President
Robb Mackes, Secretary

Excused:

Beth Kuhn

Also Present:

James Conway, Conway Management

Tabitha Palmer, Conway Management

S. Snider welcomed those present. Board members introduced themselves.

11 Residents Present

238 Vēssa Fulton
246 Jai DeSilva
313 Sarah Cannon-Johnson
324 Gary Brooks
336 Margaret Flanagan

451 Pamela Rogers
465 Glenn Lea
502 Jewel Ogiste-Malloy
509 Pat Schweinegruber
511 Vince Johnson

First order of business: voting on the Association budget. S. Snider explained that vote is taking place now due to a DE Statute that went into effect last fall. Only the unit owner is able to vote. Going forward, this vote will take place at the November annual meeting.

Results:

4 No

9 Yes

Budget carries as 93 No votes were not received.

Update on pond maintenance: S. Snider explained the process for pond dredging and the fact that STOA has been on that list for 3 years. She stressed that the dredging is a long process, but that it should resolve ongoing problems with algae. She and W. Elvin also explained that several drain pipes have also been replaced. S. Snider stressed that this work is not costing the association anything.

A flagpole, equipped with a solar light fixture, has been placed at the intersection near the pond.

She then opened the floor to resident concerns.

A resident asked about paying monthly dues rather than quarterly. S. Snider explained that this was discussed and voted upon at annual meeting in November, and that those present elected to keep quarterly billing. T. Palmer explained the procedure for paying ahead.

Residents noted that 3 street lights are out: one at the top of the 100 court, and two in the 200 court near #247 and near #244. T. Palmer will report this to Delmarva Power which is responsible for replacing the bulbs.

A resident reported a landscaping issue in the 500 court due to water line repairs by Artesian. She says that grass reseeding wasn't done properly. T. Palmer reports that Artesian is not done with their repairs and landscaping issues will be addressed when repairs are properly completed.

W. Elvin suggests that if homeowners have had no repairs done to their water mains, that they seriously consider signing up for line maintenance protection plan from Artesian. Please contact Artesian for more details.

T. Palmer requested that if anyone has any concerns about landscaping that they call or email her so she can have the problems addressed.

Upcoming major projects:

Blacktop repair to fill in potholes and other crumbling pavement; concrete repair to address sidewalk safety issues; painting around the community to spruce things up; and storm water drain repair. These projects are currently out for bid and will be completed as funds allow.

Pool:

Prep work is currently being done to ready the pool for the summer. The pool should be filled in the next week, and will be open for the Memorial Day weekend. The pool will be open

weekends until school is out, and then daily until mid- to late-August. Hours, rules, and pool passed will be mailed in the next week.

A resident asked about the Block Captain program that was proposed at the March Open Forum. Only one person signed up, so an article will be placed in the next newsletter to generate more interest.

Pets – waste – people are not cleaning up after their pets! Residents are encouraged to report violators to T. Palmer who will send a letter to the resident reminding them of the regulations.

A resident raised a concern about people who walk across her property and wondered if she could extend her fencing. After some discussion, it was agreed that she could probably place some shrubbery or rocks in the area. This will be discussed further during executive session.

There being no further issues from the floor, the Open Forum adjourned at 8:00.

Respectfully submitted,

Robb Mackes
Secretary