

**Meeting
Lighthouse Crossing HOA
July 20, 2026**

Year-to-Date Financials

- Financial variance- (Favorable)
- Reimbursement of legal fees relating to Selbyville Landing easement
- CD's: 12 month term at 3.5%
- Charges paid from our Reserve Fund:
 1. Security System with FOBS-
 2. Ponds-
 3. New hot water heater for the pool
 4. Umbrella at the pool.
- HOA Treasurer and Donna Hemphill will meet to discuss the 2027 budget.

Community News Update

- We have new residents
- Houses that sold:

38531 Blue Hen Road	<u>Houses for Sale:</u>
38646 Bright Ocean Way	31880 Two Ponds
	38734 Soft Beach Circle
	38749 Soft Beach Circle
- Bills have been paid for the storm damage.
- Dave emailed the town about our streets and paving our community.

Proposed New Communities (Progress/Updates)

- Heron Cove- INSIGHT Builders were contacted. Work will begin in 2027 because they have another project that they are working on first.

Town of Selbyville News/Information

- Water Tower/Tank Updates- All plans have been approved for a bid.
- Downtown revitalization grant application- The town has applied for a grant to revitalize downtown Selbyville.
- DelDOT will reduce the speed limit from 50 mph to 40 mph starting from our storage unit to Hudson Road.
- No start date for Round-About yet.

Completed Projects

- A new security system for the pool gate was installed and new FOBS were distributed to residents.
- The pool storage room door needs to remain “unlocked” during the pool season to allow access to pool items.
- Homeowners Directory has been updated and loaded to the Web page.
- New hot water heater was installed.
- Storm clean-ups completed with substantial savings.
- New fishing areas for Pond #3 were cleared and marked. Rules for fishing were reiterated to those in attendance.
- A new “No Motorized Vehicles” sign has been installed off of Two Ponds Road that leads to the storage area.

Ongoing Projects

- Pump ordered for Pond #2. The current pump is a loaner.
- Light repairs ordered for Pond #1.
- Road cracks and sinkholes have been reported to the town.

- Plans for the drainage basin repair for Pond #1, are moving forward as final plans and costs are organized. This will be a “Reserve” budgeted item.
- Repairs and maintenance are required for Ponds #3 and #4. Erosion issues and pine needles were killing things off. Coordinate with Sullivan Landscaping to blow back the pine needles.
- HOA President will meet up with Envirotech in the fall.

Project for Discussion

- Entrance lighting upgrades-Explore “Waterfall Lighting.” Some companies are coming to give prices and make proposals.

Committee Reports

- Welcoming Committee: The “Town of Selbyville” booklets have been updated.
- Beautification Committee: No report
- Social Committee: LHC had a successful, “250th, July 4th picnic.”
- Community Yard Sale: There were many “Likes” on Facebook but no response about who wants to take over this event.
- Committee members will meet soon to discuss future gatherings.
- Legum and Norman will coordinate with HOA Treasurer on new financials.

Homeowners Comments/Questions/Concerns

- Residents introduced themselves and voiced their concerns.
- Water issues: water pressure is low; some residents are seeing brown colored water in their homes; no pressure in toilets

- We need to get involved if we want change. Attend Town Council meetings in large numbers and let the Council know that we are not happy with the water services that we are getting.
- Concerns about sufficient water pressure should LHC have an emergency.
- A suggestion was made about having a White Board hung up by the pool for listing future events.
- Fishing rules need to be posted by the pond.
- Some elementary-aged children were fishing unsupervised at Pond #2.
- A request was made to post, “No Fishing,” signs by all ponds.
- Concerns were made about the “unkept” house on RT 54, across from the LHC entranceway. We were told to contact Sussex County because that house is not part of Selbyville.
- Concerns about the Common Areas: Homeowners mowing grass not beyond their property line; Residents can not cut grass in the Common Area; Liability waiver being signed so the landscaper or person cutting a resident’s lawn only stays within the resident’s property; Unable to locate waiver online; Overgrown weeds and making the common areas look presentable. Our attorney said that Liability forms need to be signed. Contractors have to sign the forms, also. LHC HOA has insurance for liability issues for the Common Areas and pool.
- Multiple “Thanks” and much appreciation was shown to the Board.
- Homeowners are happy with the new signs being visible in the community.

The annual meeting will be held in October 2026.