

**LightHouse Crossing HOA
Quarterly Meeting
February 9, 2026**

Record setting attendance. Thirty nine residents participated in the meeting!!

Thank you Chris Pearson for your years of unselfish dedication to our community as HOA Board member and president. We are grateful for your hard work. He received a well deserved standing ovation from the residents.

The HOA Board unanimously voted to elect Larry Lindenberger as the new HOA President. He was officially introduced to the community.

As required, we now have three volunteers for the Covenant Committee. Hopefully we will not need their intervention on a regular basis.

Based on a vote of the Board, it is our intention to begin charging home owners for Late Notice fees beginning with January 2026.

CONTRACTS:

We have a two years contract with Sullivans which includes the flower beds at the entrance Envirotech-storm water management/ponds. This is our second largest contract We have negotiated with Bennet Tree service for a 5% discount on HOA issues. We have a dedicated arborist at our disposal.

POOL:

In 2025 many improvements were made to the pool. Four rusted doors were replaced, the parking lot was resealed, and the pool was resurfaced. Our project for 2026 is the replacement of the gate/key card system to have a more efficient and easily managed system. This will be expensive and funds will come out of the Reserve Account. Home owners will not have to pay more for this upgrade.

The new Selbyville water tower is slated for 2027. The problem is storage, not available water. There will also be a new well. There will be an upgraded filtration plant built on Hudson Road.

NEW DEVELOPMENTS:

Selbyville Landing. The four new custom homes will be built by the pool trees line on the empty lot. The developer intends to build his home there. ***Removal of any trees is not in the planning.*** Permits are still pending before any construction can begin. Our attorney is involved in the details of the new sewer easement that will tie into our line. The builder should be responsible for the fees incurred.

HERON COVE: Thirty two homes are planned for the development on Lynch Road. These will also be custom homes with construction beginning in the spring of 2027. Home owners who will be affected by this project met with Larry and David after the adjournment of the meeting.

There are currently three homes for sale in our neighborhood.

BEAUTIFICATION COMMITTEE: A meeting is planned for this coming April to discuss the planting of more flowers around the neighborhood. Anyone interested in participating should contact Donna McClellan.

SOCIAL COMMITTEE: 2025 events included a trip to the Botanical Gardens, a boat ride at Assateague, a small crafts workshop and a soup and game night. News of 2026 events are forthcoming.

General questions: **Fountains;** running these fountains is purely for visual effect. They do not add any positive effect o water quality.

String Lines on ponds; are only needed from October to March. We will not be doing them as they cost \$500.00.

The **NO SOLICITING** are up.