

LightHouse Crossing HOA Meeting
July 21, 2025

Thirty residents in attendance

COMMUNITY POOL: The new security system is still in progress. The pool needs to be completely repainted. This will be done in the fall or early spring so that the pool will not be closed to residents. Please remember the new pool policies are not meant to cause inconvenience or punish anyone. They have been put in place to reduce liability and protect the community as a whole .

JUNE FINANCIALS: Year to date we are in the red. The 2024 landscaping bill was just paid. Two months of pool maintenance invoices were paid. We were over budget with legal services. Pond/ fountain maintenance invoice and common area repairs were also paid. We do not anticipate an increase in HOA fees for 2025. The federal tax estimate was over but we will get the excess payment put towards the next tax bill.

SHORT TERM RENTALS: It is not permissible to use your property for short term rentals within Selbyville town limits. Any rental agreements must be for a minimum of one year (twelve months).

WATER PRESSURE ISSUES: Issues with early morning water pressure are the result of the back flush of the water tower. The water department performs this back flush of 100,000 gallons every morning from 4AM til 6AM. As the pumps are refilling the tower we are simultaneously drawing water out. It is not feasible to do this daily back flush earlier (midnight) because of staffing issues. The proposed new water tower will not be online for another two years.

We are currently getting all contracts updated and renewed so the costs can be incorporated into the new budget.

There are now seven members on the Social Committee.

The annual HOA Board meeting will be held on Monday, October 20th 2025 at 6:30PM.