

WOODLYN CROSSING BOARD of DIRECTORS

BOARD MEETING

January 15, 2026

Members Attending: Tim Handley, Brian Stuart (Phone), Craig Block, Charles Narod, Jason Harman, Sheryl Kimelman, Brad Lare, Esq.

Managing: Daniel Johnson & Paul Heljenek

Meeting held in person and called to order at 6:32PM.

Review of the December 2025 Budget & Balance sheets:

- Budget sheets have been updated for easier interpretation.
- Tree removal is over budget by approximately 18k due to frequent summer storms. This overage is expected to increase with the onset of winter storms.
- Pool budget finished approximately 2k under what was spent this year, after staff bonuses.

Review of December 2025 RBC statement:

- All is in order with RBC accounts.

Review & Discuss (Public Discussion):

- Language added to snow notification emails reminding residents that sidewalks must be shoveled within 12 hours of the end of a winter storm or fined (Township Rule).
- Due to a lack of responsiveness with the vendor handling the implementation of our ACH system, the contract was cancelled. We have begun a process with a new, and hopefully more responsive vendor. In the meantime, Woodlyn Crossing will still accept dues payments through Venmo.
- Rule on ¾ ton pickups – Tim made a motion to approve ¾ ton pickup trucks as approved vehicles/company vehicles in Woodlyn. Chuck seconded, all approved. ¾ ton pickups are built on same frame as ½ ton and do not take up any additional footprint. Prohibited items such as ladder racks with ladders extended over sidewalks, dual rear wheel packages, or certain accessories such as bucket trucks still apply. Woodlyn allows one daily driver company vehicle per household.
- A Spring community wide yard sale will be scheduled for a Saturday in April – details to follow.
- Governing documents revisions are ongoing and expected to be wrapped up by end of summer.
- Reviewed and discussed manger's report/newsletter.

Closing remarks: Next meeting scheduled for 6:30PM on Thursday, February 19th, 2026.

Adjournment: Jason made motion to adjourn, Sheryl second, all in favor, meeting adjourned at 8:30PM