

# WOODLYN CROSSING BOARD of DIRECTORS OPEN MEETING

April 16, 2025

Held in person -Members present: Howard Gottlieb, Tim Handley,  
Arthur Krauss (telephone), Craig Block, Daniel Johnson,  
Managing: Charles Narod, Paul Heljenek, & Peggy Serafino

- ❖ This Public HOA Meeting was held in-person at the Sarah Mitchell Community Center, 1500 Desire Ave, Feasterville, PA. The meeting was called to order at 7:05 pm. The Board Members and staff were introduced to all in attendance.
- ❖ Executive Session
  - Due to the fact that this was a Public Meeting, prior to this meeting, the Board:
    - Reviewed the April 2025 “Delinquent List” as prepared by Zinman & Company.
    - Reviewed the ageing schedule, litigation in process & resolutions.
    - Reviewed the March 2025 Budget and Balance sheets and the new April 2025 Budget & Balance sheets as prepared by Zinman & Co.
      - The new FY Budget cycle began on April 1, 2025. Everything appears to be in order.
      - The old FY Budget cycle closed out on March 31, 2025.
    - Reviewed the Investments, RBC statement 03/01/25-03/31/25.
- ❖ The Board introduced themselves to all from the community in attendance.
- ❖ The Board reviewed and discussed the aging schedule, which in March was \$136,461.92 and is currently at \$130,154.65. Next Dues are required to be paid on May 1, 2025. The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.
- ❖ Arthur reviewed of Bank Accounts, Investments, RBC statement 03/01/25-03/31/25. Arthur is in constant communication with RBC and is reviewing our accounts on a regular basis. Everything appears to be in order. Arthur advised that our financial investments are in excellent shape. Most of our savings are in high-grade bonds and were not negative affected by the recent market volatility.
- ❖ Tim Handley advised that last year, with Richard Kassoway stepping down as the Association Manager, the Board met with several Association Management Companies. Some wanted to take over all of the responsibilities, and one thought that we could continue to be self-managed. As a result, we promoted Paul and Chuck to co-managers and saved the association a significant amount of money vs having an outside management company take over those duties.
- ❖ Chuck Narod provided everyone present with a Manager’s Report on the state of the association. Topics included:
  - The Association has retained an Attorney to review our Covenants and Declarations to update them.
  - Budget
    - Chuck talked about the budget. Landscaping fees increase every year 5%, the accountant increases fees, our insurances costs went up, a new roof was installed on the HOA, we put away money for settlement remediation on the ponds, we have an active trees removal program, we had a new snow removal contractor last year, and all is well.

- Tim talked about the reduction of costs associated with not having to hire a management company to run the association in the last year.
- Pool Season
  - The lifeguards are mostly in place. Most of the same staff will be back.
  - The pool is being prepared and should be ready 2 weeks before the pool opening.
  - Last open meeting in the fall in the several residents asked for lounge chairs at the pool area, which we have purchased several for this year.
  - This year we will have Wi-Fi in the pool area.
  - We also have an AED at the pool, that we purchased last year.
- EV Charging station
  - The Board is looking into the feasibility of installing some EV charging stations in the pool parking lot. Right now, current HOA regulations require you to have a driveway or garage for the charging of your EV. Some people are in violation of township and HOA regulations by running extension cords from their property, across the sidewalk, to charge their EV.
- Tree Budget
  - Trees are always major concern in our development. We have a robust tree trimming program. As an HOA we are actively reviewing all requests for tree issues. If you have any tree related issues, please contact the office.
- Ponds
  - We met with a pond company to discuss remediation of the settlement in our ponds. The settlement has not been fully remediated in approximately 10 years. The new methods we are investigating are less costly, can be done without emptying the ponds, and are better for the local wildlife.
- Streets
  - Kids and adults are illegally riding around the development on ATVs, dirt bikes, electric scooters, etc. and they are not appropriate to be on either the township roads or our roads. Additionally, every resident and their guests should watch their speed in our development. Numerous vehicles are not paying attention by either speeding or driving in the middle or on the wrong side of the road coming up and going down the hill.

#### ❖ **Floor Open to resident's concerns**

- ❖ Residents are reminded that only those homeowners that are current in their financial obligation to Woodlyn Crossing will be allowed to speak publicly at the meeting.
- ❖ Antony, 662 VSC – Mr. Napoli has lived here for many years, this is his and his wife's first meeting. They advised that the snow removal and pool are great in our development. The contractors that we at the HOA are using for tree removal are great. Living with an association brings rules and regulations, which he understands. His concern is with the salt bin structure that is very unsightly. He would like us to camouflage the salt bin from the road with trees/landscaping. Paul advised that that area will be cleared and more deer resistant landscape will be placed in to help alleviate this situation. He also has concerns about speeding cars on the hill. He asked about speed bumps and was advised that we do not own many of the roads in our development, including the hill, so we cannot add speed remediation on roads that are township owned.
- ❖ Bradley, 837 GRC, - he would like to know if he is a day or 2 late on full payment of dues, would that be ok as he uses a bill pay company. We advised that we work with our residents to ensure proper payment and can work with anyone in specific situations. Paul also advised that we are looking into ACH payments.
- ❖ Paula, 132 WBCS
  - Although not an issue for Paula, she believes that the times for voting are pretty restrictive. The Board advised if people have concerns to call the office and we can see about adding more hours if needed.

- Paula advised that adult nights at the pool did not take place last year. Chuck stated that we are looking to start out with 1 adult night at the pool and see how that works out, we can possibly add more if people are interested.
- Paula would like to review the financials of the HOA. She was advised that we can share the Budget with any resident in good standing.

#### ❖ **Board Elections:**

The Board explained the following election protocols: Any individual (must be an owner and not a renter) wishing to run for a spot on the WCHOA Board will need to have their petition with the required signatures into the WCHOA office by March 31, of year due up. If an individual has submitted a petition for a position on the Board, with the required number of signatures, an election will be held in the end of April 2025 (exact dates and times to be determined later).

This year, Howard Gottlieb's Board term is up. A candidate has shown interest for running for a Board Position for the first time since 2015, so there will be an election. The election will be between Howard Gottlieb and Brian Stuart. A Constant Contact has gone out with information on each candidate and information on the election.

#### ➤ **Board Seats Tenure:**

Tim- 2019 - Seat due up 2029 (was due up 2024 and no petitions submitted)

Howard - 2020 - Seat due up 2025

Dan Johnson - Seat due up 2026 (Replaced Chuck – 2021-(Resigned 08/2024)

Arthur - 2022 - Seat due up 2027

Craig - 2023 - Seat due up 2028

#### ❖ **WCHOA BOARD of DIRECTORS ELECTION for the OPEN BOARD SEAT**

**Voting Information is as follows:**

**Monday, April 28th from 10AM-2PM**

**Tuesday, April 29th from 7-8PM**

**Location:** 695 Valley Stream Circle

**Requirements:**

**Voting must be done "in person"**

**Picture ID will be required to vote.**

**Only one vote per household.**

**Please note: Dues and other financial obligations must be current in order to vote.**

- ❖ Craig made a motion to Adjourn the Meeting, Dan seconded, all approved. The meeting was adjourned at 7:45 pm.