

## WOODLYN CROSSING BOARD of DIRECTORS

March 20, 2024

Board Meeting via Zoom

Members present: Howard Gottlieb, Charles Narod,  
Tim Handley, Craig Block, Arthur Krauss  
& Richard Kassoway, Association Manager, Brad Lare, Esq.

The March 20, 2024, WCHOA Board Meeting was held via Zoom. Meeting called to order at 5:08 pm. The focus of this meeting was to review the proposed April 1, 2024, through March 31, 2025, budget, make adjustments as needed, and approved the amended budget.

### Executive Session:

#### Budget for April 1, 2024, through March 31, 2025

- The Board reviewed the proposed April 1, 2024, through March 31, 2025, budget, made adjustments as discussed, and approved the amended budget.
- The Board voted to increase the HOA dues from \$100 a month/\$1200 a year to \$116.67 a month or \$1400 a year.
- The Board discussed the upcoming potential capital improvement projects for the coming year:
  - Drainage related work on the tennis courts
  - Culvert work in Hunter's Knoll
  - Manhole cover repair
  - Soil Stabilization/Erosion control
  - Sealcoating/repair
  - Tree removal/insect treatment
- Tim Handley made a motion to approve the April 1, 2024, through March 31, 2025, budget, Craig seconded, all approved.

#### The Board reviewed the April 1, 2023-March 31, 2024, Budget.

- The Board reviewed the current Budget, all is in order with 11 days left in the budget cycle. The Board is awaiting final bills coming in for this budget cycle and will be closing out this budget cycle shortly.

The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.

#### Association Manager

- Richard Kassoway, Association Manager, is stepping down after 45 + years of service to Woodlyn Crossing. The Board, employees, and residents of Woodlyn Crossing would like to thank Richard for his years of service and dedication to Woodlyn Crossing as one of the best "self-managed" home owners associations in Pennsylvania. THANK YOU!

#### Update on scheduling meeting with potential Management Companies

- With the exit of Richard Kassoway as the Association Manager, the Board is meeting with management companies and individuals to take over those responsibilities.

#### Dues Increase History

The Board does not take the increase of dues lightly, however the expenses of operating and maintaining a development like ours has increased significantly over time. In light of that, the Board wanted to share the historical dues increases from April 2001 through April 2024, so that you can see that in the last 23 years how the dues have increased.

<b>Dues and Quarterly Assessments</b>	<b>Quarterly Dues</b>	<b>Yearly Dues</b>
April 2024 to present	\$ 350.00	\$ 1,400.00
March 2023 to 2024	\$ 300.00	\$ 1,200.00
April 2021 to 2023	\$ 285.00	\$ 1,140.00
April 2016 to 2021	\$ 260.00	\$ 1,040.00
April 2010 to 2016	\$ 235.00	\$ 940.00
April 2007 to 2010	\$ 200.00	\$ 800.00
April 2005 to 2007	\$ 180.00	\$ 720.00
April 2001 to 2005	\$ 165.00	\$ 660.00

**2024 Pool Season**

- The Woodlyn Crossing Maintenance Staff is beginning to prepare for the upcoming pool season.
- An AED was purchased for the upcoming season.
- The on-site pool manager will be Kaleigh Johnson, a resident of Woodlyn Crossing.

**Public HOA Meeting**

- The upcoming Spring 2024 Public HOA Meeting is scheduled for April 24, 2024, at 7 pm via Zoom

Chuck made a motion to Adjourn the Meeting, Craig seconded, all approved. The meeting was adjourned at 6:30 pm on 3/20/2024.

TH  
3/20/2024