

Cheltenham HOA's Executive Committee Meeting Minutes

Date: 9/29/2010

Time: 1930 Hrs.

Place: Leda Potente's Home

MEMBERS PRESENT: Leda Potente, Chairperson; Jene Curell, Vice Chairperson & Architectural Chair; Cathy Frank, Treasurer; Judy Carroll, Secretary

Treasurer's Report: Checking Balance: \$531.01; Money Market: \$17,486.70. Total=\$18,017.71. Some other expenses: Electric bill---\$35; Water--\$92. A full accounting of income and expenses will be given by Cathy at the HOA's annual meeting in November.

Sharon Armstrong is our new HOA's greeter. She is doing a superb job. Thank You, Sharon.

Agenda Items

1. Projects completed

a. Tedbury Pond—Willow tree was removed (damaged by 2008 wind storm), trees trimmed. Hoffman did tree work at cost of \$2,060. To help cut costs in the future (with help of some homeowners, Dr. Kahn's significant other has volunteered use of a trailer to help haul brush. The offer is much appreciated.

b. Large pond—Fence repaired by B&B. Post was broken and some cross bracing of gate was needed.

c. Detailed trimming—Penridge entrance, Penridge pond, Wilmington entrance, and large pond done by Buckeye. Cal Frank also helped in clearing the area—Mucho thanks, Cal. The entrances are looking good.

2. New Business:

a. New Homeowners—Neighbors please Welcome---
Christopher & Zelia Duval 2260 Briggs

Jack & Diane Rice 2422 Severn

Ryan & Cara Bauman 6754 Penridge

Donald & Katharine Ellis 6797 Penridge

b. Schedule annual HOA Meeting at St. Francis Catholic Church—Date to be scheduled is November 10, 2010 at 7:30 p.m. A notice will be sent out and Kirk will be asked to post on Cheltenham's website.

c. The Wilmington pond light is out. There has been a request and offer to help in the cost to replace it. A new light is very expensive; a slightly used light can be obtained for \$950 (Installed). Since there is no guarantee how long even a new bulb would last, the used bulb seems like a good option, especially with some voluntary financial assist

d. Plant new trees plus remove some trees on Penridge. Some trees are dying, especially pines on the Penridge entrance. We may need to call in a tree specialist to treat trees so as not to lose more.

e. Thefts in subdivision. There have been more thefts in the neighborhood. It is so important to keep your doors locked, garage doors closed, windows locked when not at home, security lights on, etc. The Centerville police are making more frequent trips through our neighborhood—please help them by safeguarding your own possessions and keeping your eyes open to assist your neighbors.

f. Fall Party. There was no fall party since no one volunteered to chair a committee. This is one opportunity where everyone can get to meet their neighbors. The HOA's executive committee consists only of a few members. We cannot do everything alone. We need other volunteers to help make things happen. Please consider volunteering to help your HOA stay active and committed to making this a great neighborhood to live in. We need some fresh relief for officers on the Executive Board. Get involved and know what is going on in your HOA! You're most Welcome!

g. In the Summer and Fall of 2012, the Penridge entrance will be closed since the ODOT will be working on the bridge close by.

h. A big Thank You to the new homeowners at 2422 Severn for cutting the overgrown bushes that were infringing onto the walk. Bushes cut at 6572 Atterbury Court is also a great improvement. Thanks homeowners for improving the landscapes.

I. If you have trouble reaching Jene Curell, you may reach her at this e-mail address: Jene.Curell@wpafb.af.mil.

Respectfully Submitted: Judy Carroll