

CHELTENHAM BOARD MEETING

DATE: February 6, 2009

PLACE: 6724 Eddington CT.

MEMBERS PRESENT: Leda Potente, President & Treasurer; Jene Curell, Architectural Chairman; Judy Carroll, Secretary

Agenda Items:

1. To complete mailout of Homeowners' Association Fees. Amount of 2009's Fee is \$268.00 with due date of 3/15/2009. Bills mailed this p.m.
2. There were unexpected expenditures for grounds maintenance this past Autumn due to the high winds; many trees or their limbs had to be cleared away. The HOA will also have to budget in extra costs to trim the Penridge entrance trees (at least the Bradford pears) to prevent further damage. The Willow trees on the Tedbury ponds also need to be trimmed.
3. The Tedbury Pond fence is due to be replaced at a cost of \$11,000. There is Additional perennial landscaping needed on Alex-Bell—possible help from homeowners??? Annuals to be planted by homeowners???? This would save labor costs.
4. Other issues: The pond gates still have to be adjusted and or repaired by B&B Fencing. Long Electric is replacing the spotlight fixture on the Wilmington Pond. In the past a car was parked on Montpelier. The car's Owner was given a reminder about no long term parking on the street. The owner ignored the notice, and only after being warned by the police did the owner move it after the snow plow had to plow around the car. This shouldn't happen—it's a common sense matter, especially in the winter. The covenants can be accessed on the cheltenham.cc website.
5. Next Mtg. to be determined.

Respectfully Submitted:

Judy C. Carroll, Sec.