

## **Cheltenham Annual Meeting Minutes**

**Date:** November 13, 2008

**Time:** 8:00 PM.

**Location:** St. Francis Assisi Catholic Church, 6245 Wilmington Pike, Centerville. OH. , 49459  
All Saints Room

**Board Members Present:** Leda Potente, Jenie Curell, Kirk Tyson

**Welcome and Introduction:** Leda Potente

Leda called the meeting to order at 8:10 PM. leading with introductions of the board's officers. Of special notice, the superior work of Kirk Tyson designing the Cheltenham website including seasonal photos of Cheltenham. The directory is currently on the website and is for residence usage only; not for commercial use or profits gained. In weighing the fiscal difference between the website or the hardcopy (\$600), it was deemed the directory will remain accessible on the website only.

**Financial:** Leda Potente

The Chase checking account balance as of 10/30/08 remains as \$15,537.95. Paul Jendrian reviewed the financial books for 2008 verifying the account as correct. The assessments collected for 2008 were \$40,789.00 accounting for all homeowners. The interest accrued was \$157.07.

**Projects Completed:**

John Hanauer and Sons repaired and sealed the entrance stone walls for \$2,470.00. The entrance walls had lost some of their mortar and were crumbling due to age and neglect.

Three ponds (Wilmington, Tedbury, Briggs) were restocked with fish helping with the control of algae growth. Jones Fish has treated the ponds twice. Services totaling \$431.21.

The irrigation system repairs were performed by A-Z for \$1896.65 plus additional repairs were taken care of throughout the season.

A better appearance at the Alex-Bell entrance was achieved by defining/detailing the mulch beds around the trees.

Roland Carroll and Pete Potente installed new pond signs replacing the deteriorated signs. The new signs are more visible, providing all needed warning information.

Judy Carroll and Angela Flynn developed an up-to-date Cheltenham directory. The directory may be accessed through the Cheltenham website. Please inform Judy of any needed changes.

Prior to the storm, R.L. Huffman removed a fallen tree and brush adjacent to the Briggs Pond for \$1481.95. A-Z cleaned up miscellaneous debris along the fence. Planned repair remains for the Briggs Pond tree damaged fence.

The storm damage tree and brush clean up was accomplished by R.L. Huffman for \$1257.25. Additional work in cutting trees and removal was done by the following residents: Pete and Leda

Potente, Doug Posey, Jerrod and Carter Posey, Grant and Ryan Tinnerman, and Tyler Trame at the Alex –Bell entrance and Briggs Pond. At the Tedbury Pond, John Ferrazza, Jerry Hsu, and others cleaned up trees and debris.

The tire store development on the corner of Wilmington and Briggs was fought. Even though we didn't have a vote, Sugar Creek Twp. heard our voice. Now we have a medical center.

### **Future Projects:**

Next year a new fence will replace the old one around the Tedbury Pond, estimating between \$11,000 and \$12,000. This will complete the fencing around all ponds in Cheltenham.

Trees will be trimmed at the entrance along Alex-Bell Rd., estimating at \$7,000. Trees at both entrances will be treated with an insecticide.

### **Cheltenham Concerns:**

Three residents are resistant to repairing their lampposts. All lampposts are required to be lit after dark. Ken Curell will approach these homeowners to remediate differences.

Leda has contacted the Montgomery County Transportation Dept. requesting a trash container for the Wilmington Pike and Briggs corner next to the bus stop. Jenie Curell has been picking up the trash along Wilmington and Briggs. A homeowner suggested the trash container may bring on more problems of it becoming a dumping station for more than those waiting for the bus.

At a home on Tedbury, a tree fell into the pond. The homeowner has not responded to requests of removing the tree.

A new homeowner has erected a nine foot privacy fence which is not permitted as stated in the covenant. The homeowner claims that he did not receive the association rules and regulations. During the annual meeting, it was revealed that the covenant was present in the house prior to closing. Also, the covenant is on the website.

Dog owners are reminded to pick up after their dog. For health, safety, respect, and appearance reasons, dog owners must be responsible for the mess their dog leaves in the neighborhood.

Homeowners are asked to cut back or remove landscaping that has overtaken the sidewalk.

A homeowner suggested sending out a card in the spring reminding homeowners to trim yards, paint mailboxes, trim landscaping, and trim trees overhanging the sidewalk.

Homeowners are requested to contact the board if they notice a homeowner not keeping up with the maintenance of their property. Homeowners are being requested to pick up debris around the pond in their backyard.

The board has been requested to have the annual meeting at a different time, such as at 6:30 PM.

Jenie Curell has suggested a meet and greet in the spring bringing in the social aspect along with the information and requests. Developing a sense of community and pride in our neighborhood will bring us together and working together.

The city of Centerville is looking at repaving our streets in 2011.

The Cheltenham board needs volunteers for holding an office and those who are willing to donate some of your time to help out. Without the interest in serving on the board and helping our neighborhood, we will need to go to a management company. This means the association fees will increase to pay for this extra service. Approximately, another \$600 a month to pay for a company. The Cheltenham board is beseeching all residents to help in any way you are able to prevent us from going to a management company. The neighborhood would not be as tightly monitored with an outside company. Our concerns would not be heard and responded to as quickly. The draw to the neighborhood is in retaining value of homes, interest to detail, and maintenance of subdivision. This will not occur with a management company.

***Thirteen properties were represented at the meeting.***

Leda and Jenie thanked everyone for coming to the meeting and showing their interest in our community. Leda called the meeting to a close at 9:15.