



## **RR Annual Meeting September 10, 2024**

Board Members in attendance: Dan Powlus #3, Ron Adams #25, Christine Whittemore #31

Homeowners in attendance:

Ariel and Jacob Basch #1  
Lisa Barilaro #2  
Nicole Dupre #4  
Kelly Hummel #12  
Kevin Lam #14  
Irene Wang #15  
Dana Brown #22  
Josh Cohen and Rachel Baum #23  
Adam Gruchevsky #24  
Joanna Lane #26  
Donavan Chung #27  
Erin and Michael Tripi #28  
Dave Huting #29  
Ted Whittemore #31  
Autumn Homza #32  
Katie Rudy #33  
Kweku Akoto #35  
Bridget and Steve Devine #39  
Two homeowners by phone

### **Call to Order**

The meeting was called to order at 6:36 PM.

### **Year in review, Board President, Christine B. Whittemore**

Since the 2023 Annual Meeting, here are highlights of what the Roxborough Reserve community has seen:

- New property managers, PMI of Greater Philadelphia, took over from Madison Parke on 1/1/24. One benefit of the change is that Roxborough Reserve monies now generate interest income.
- Full year of City of Philadelphia trash service.

- Received our first stormwater bills for 4 areas of the community. Working with the City of Philadelphia and Stormwater Solutions to apply for rebates given our active stormwater maintenance program. We now receive a monthly bill.
- Had two ice storms (worse than snowstorms).
- Riverwards fixed sink hole and replaced the base on streetlight at front of the development
- Remaining Riverwards items are obtaining contact information for the streetlights and addressing the runoff issue along the sidewalk by #8.
- Experienced one sewer pump maintenance issue during which we learned that the Pump Station was missing a water meter. Riverwards has addressed this with the Water Department. Now, we're waiting for a tool to work the water spigot.
- Developed a grievance process for the community with guidance from our new property managers.
- Most recent is the increased activity relating to 7330 Ridge Avenue development meetings and the size of the development. I'll share an update about that later in the meeting.

## **Bylaws and Annual Meetings**

In reviewing the Bylaws, we discovered that we have not been in compliance for annual meetings. The annual meeting should take place 6 months after the end of the previous year.

*2.2. Annual Meeting.* The annual meeting of the Association shall be held within 180 days after the end of its fiscal year on a date and at a place and time set by the Executive Board. At

Going forward, we will hold the annual meeting in June. The budget meeting will remain in the late November/early December timeframe.

## **Financial Review, Board Treasurer, Ron Adams**

Per the August 2024 financials, Roxborough Reserve has a negative net income of \$16,164. The biggest drivers are:

- Stormwater bills - \$18,807 to date – consist of back charges for four distinct areas: pocket park, access road, the area between Eve & 7330, and the meadow by the woods. In addition, we now receive ~\$700 per month charges starting January 2024. The budget was \$6K.
- Landscaping charges include invoices for work done in December of 2023.
- Two ice storms in early 2024 cost \$24,200 instead of the budgeted \$10K.

The 2025 budget process will begin shortly. We expect dues to increase for 2025.

## **Board Secretary, Dan Powlus**

Dan announced that he has decided not to run again for the Board position. He has served two terms, in 2021 and from 2022 to 2024. It is time for others in the community to get involved on the Board.

The community thanks him for his service, over two terms, as the first representative in 2021, and from 2022 to 2024.

## **Election of Board Members – Nominations from the Community**

Two positions are up for election, those of Ron Adams and Dan Powlus.

Ron Adams will run again. From the community, Bridget Devine #39 nominated herself.

## **Election Results**

An election survey went out to the community on September 11 with a due date of September 17. We received 28 responses

- Ron Adams received 28 yes votes
- Bridget Devine received 27 yes votes

Congratulations, Ron and Bridget!

## **7330 Ridge Avenue Update**

Christine reviewed with the community the significant changes the builder (Terra Firma) has made to plans for 7330 Ridge:

- 12 units instead of 20
- 12 free-standing buildings instead of 4 buildings of 5 units
- Now 2 floors instead of 3
- Yards instead of roof decks
- From no basement to basement
  - 3200 sq ft layout
  - \$700K to \$800K price point
- Tentative timeline:
  - Start summer 2025
  - 12-18 months for construction

Anyone in the community with questions, concerns, and /or observations should attend the Dearnley Park Civic Association meeting on 9/18 and reach out to:

- [areddy@terrafirma-usa.com](mailto:areddy@terrafirma-usa.com)
- [Rob@ArdorRealEstate.com](mailto:Rob@ArdorRealEstate.com)
- [anurag@terrafirma-usa.com](mailto:anurag@terrafirma-usa.com)
- Katherine Missimer – attorney contact info in letters sent to community

Kelly Hummel #12 asked about buffer plantings between Roxborough Reserve and the 7330 Ridge Avenue development.

### Question and Answer with the Community

Mike Tripi #28 asked about the next Chili Cookoff. Per a previous communication with Bridget Bujak, it will most likely be on Saturday, October 26<sup>th</sup>. Flyers with information will be coming out sometime next week.

### Next Community Meetings

- Budget meeting to present 2025 budget to community will happen in late November/early December.
- Next annual meeting will take place in June 2025.

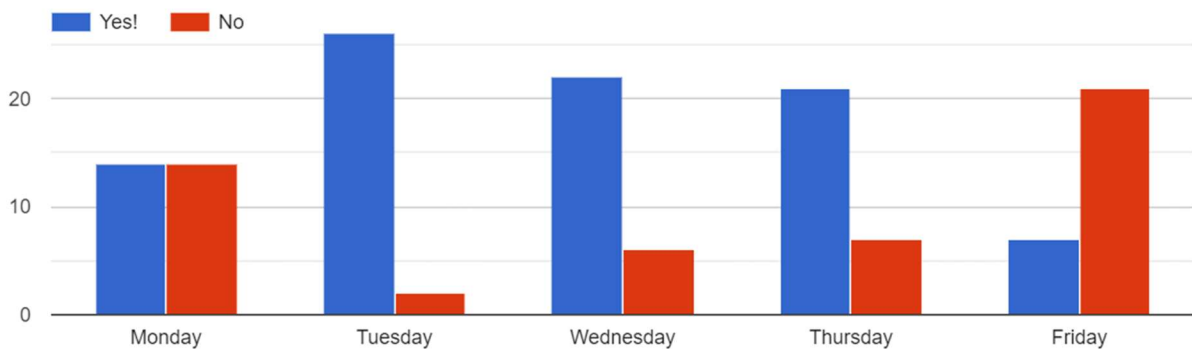
### Action Items

Christine shared community feedback with the 7330 Ridge Avenue developers. They responded with buffer planting elevations that she forwarded to homeowners #11, 12, and 13 on September 13.

The election survey included two questions about community meeting times/days of the week with preferences as follows:

Which day(s) of the workweek do you prefer for community meetings to take place?

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**26 votes for Tuesday\*\*\***

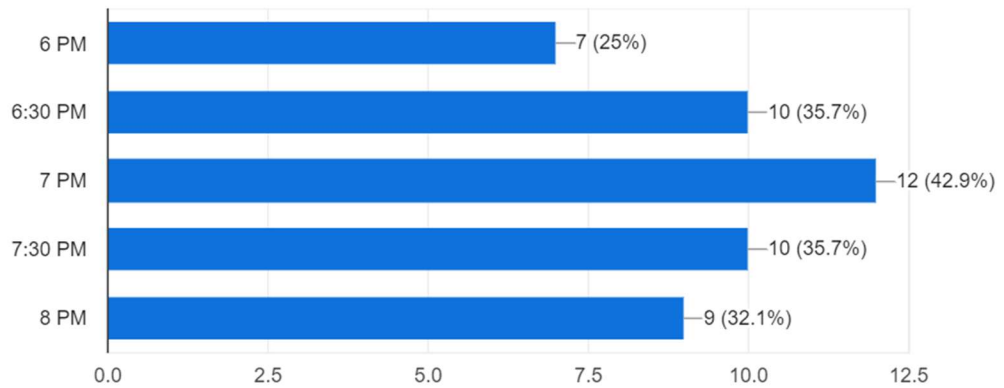
22 votes for Wednesday

21 votes for Thursday

What time in the evening do you prefer for scheduling community meetings?

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28 responses



7 PM was the preferred meeting time, then 6:30 PM and 7:30 PM.

### Adjournment

The meeting adjourned at 7:11 PM.