



## RR Budget Meeting December 3, 2025

Board Members in attendance: Ron Adams #25, Bridget Devine #39, Christine Whittemore #31

Homeowners in attendance:

Autumn Homza  
Bridget Bujak  
Kathy Infante  
Mike Tripi  
Taufique Khan  
Vanneta Hyatt

### Call to Order

The meeting was called to order at 7:04 PM.

### Budget Review

The 2026 budget is \$2,317 higher than the 2025 budget. The primary reasons for the increase are:

- Ice/snow removal charges
- Landscaping/gardening/tree management charges

Dues for for 2026 are **\$157.47/month for twins** and **\$247.45 for singles**. Homeowners will need to update their CINC portal payment amount. Reach out with any questions.

The current snow removal contract is up for renewal in late 2026. We evaluated other proposals recently. Once came in twice as high as the current. The other looked promising and we hope to switch to them next year.

Tree management charges include taking care of some unhealthy trees in the woods behind the pump station and several houses. The community owns the woods and is responsible for prudent maintenance.

## Question and Answer with the Community

**What about the Ridge Avenue development?** Jacob Basch #1 just shared on Facebook information from an [Instagram post about property closing](#):

*JUST CLOSED: Roxborough Land Development Opportunity | 12 Luxury Single Family Homes*

- *±1.35 acre site delivered with approved zoning for 12 detached single-family homes (±4,000 SF each) and 24 parking spaces;*
- *Floor plans designed by HDO Architecture;*
- *Located in a rapidly-developing submarket, just minutes from Main Street in Manayunk and major commuter routes.*

*For more exclusive development opportunities, contact our team: 215-315-3326 or [info@select-ca.com](mailto:info@select-ca.com)*

**What is the Reserve Payment line item in the budget?** These are payments to build up a reserve for community infrastructure updates such as repaving the road, taking care of concrete sidewalks and retaining walls, and the pocket park. When the community transitioned from Riverwards to the Homeowner Association, a reserve study took place to identify all of the community elements and detail maintenance and replacement costs.

The community is scheduled for another reserve study in 2026 to review the state of the infrastructure and assumptions so we can confirm that reserves are on track.

[Link to 2023 reserve study.](#)

## Next Community Meetings

- Next annual meeting will take place in June 2026.

## Adjournment

The meeting adjourned at 7:30 PM.