



BOARD MEETING

April 29, 2026 6:00pm

CSV Clubhouse @6pm

ATTENDEES: JULIA SULLIVAN (via Teams - On- line program); JOE DILIBERTO; FELICIA LEHMAN; BARBARA HALL, SUSAN LEPAGE (absent), R&D Property Mgmt -Brandon Pawlik

COMMUNITY SESSION 6:00 – 6:45 pm

5 Owners were present:

42 Denton –

Suggestion was made for timely update the website to keep the community informed about upcoming events, board meetings, seasonal maintenance policy updates, etc. Suggested possible community email of meeting dates.

Concerns on when the landscapers were going to finish spring cleanup and bush trimming. Per Property Management, the Spring clean up & bush trimming is done in June. Anyone who wishes to be placed/removed from the “Do Not Trim” list should contact Brandon at Brandon@rdwny.com

The Board added a general comment regarding landscaping. Concerns have been made about grass trimming near patios & privacy screens. To facilitate grass cutting and trimming and prevent equipment breakage, Owners are reminded that objects in the grass should be removed prior to grass cutting, garden flags and metal leash anchors placed in the grass should be as close to your patio or unit as possible and pet leads/leashes should be stored on patios when not in use. It was also suggested that units with privacy panels near patios consider converting the small grass strip between or near the panels to a mulched area in order to eliminate grass clippings from clinging to the panels and possibly staining them. Stone is not recommended due to risk of window/siding damage due to flying stones.

82 Hanover – Requested information on future roof replacements.

The Board provided an update was given on roofs being replaced in 2026 – 29-37 Hanover and 50-56 Hanover. In 2027, 74-84 Hanover and 86-96 Hanover will be replaced. This should conclude the replacement of roofs with the 3-tab shingles to longer lasting architectural shingles.

13 Denton - Andy W expressed general community concerns & safety reminders:

Thanks for repairing Hanover potholes.

Driver & pedestrian safety practices – Follow posted speed limits, obey stop signs, walking on proper side of road to be readily seen. Board responded that there is not much we can do to change peoples bad habits. Suggested installing speed bumps to reduce speeding and reenforce stopping at stop signs but community was against this as speed bumps are inconvenient.

Noted that there has been an area wide increase in car break-ins and everyone should not keep valuables in view in their car and always lock your car, even in your driveway.

Pet owners need to pick up after their dogs.

Questioned early opening of pool. Board responded that the opening/closing of the pool contract is signed early in January. Many pool users have requested an extended season due to warmer weather. However, we do not have way of knowing if Mother Nature is going to cooperate.

There were some concerns about Snow Removal. The Board explained the new 3 inch trigger and most owners were able to adapt. B A C K Landscaping, our snow removal company, did a good job keeping clear of snow and ice. Owners were reminded to call Property Management if they had significant drifting or driveway approach buildup so arrangements can be made to clear the problems.

Andy was once again reminded to bring up new concerns and not repeat old concerns that have been addressed.

The Community session ended @ 6:45pm

BOARD MEETING: The Board Meeting called to order @ 6:45pm

MINUTES FROM 10/01/2025 – Minutes from 10/1/25 meeting were reviewed and approved.

APPROVED by: Barb Hall; SECONDED by: Joe DiLiberto

TREASURER'S REPORT - FELICIA LEHMAN:

March 31, 2026 Financial Report -As of 3/31/2026, we have a total Cash balance of \$879,691 with \$849,276 in Reserve Cash, outstanding Accounts Receivable of \$332, Accounts Payable of \$685, Prepaid HOA fees of \$11,971 and Equity of \$878,245. Net Loss @ 3/31/2026 is (\$12,279) due mainly to timing differences of when HOA fees are earned and expenses are incurred. This should even out as the year progresses.

12/31/2025 Financial Report – Our financial records have been given to our Accountants – Clark & Nihill for review and tax return & financial statement preparation. Preliminary results as of 12/31/2025 reflect total Cash balance of \$848,7452 with \$800,781 in Reserve Cash, Accounts Receivable of \$0, Accounts Payable of \$15,734 , Prepaid HOA fees of \$9,712 and Equity of \$834,174. A Net Loss of around (\$18,000) is projected for 2025.

The Financial Reports were approved as presented. APPROVED by: Barb Hall; SECONDED by: Joe DiLiberto

NEW BUSINESS

ANNUAL MEETING/BOARD SEATS: Our Annual Meeting is scheduled for June 9, 2026 at the Main Transit Fire Hall. The Board has received the resignation from our President Julia Sullivan due to her relocation out of state. This means that this year at our Annual Meeting there will be 4 seats up for election. 3 two-year terms due to term expiration and 1 one-year term due to resignation. Due to lack of nominations received to date, a reminder will be sent to all Owners explaining the importance of Owner participation in our Board in the hopes of receiving sufficient nominations. Without a Board, our community cannot function.

ARCHITECTURAL CHANGE REQUEST: Architectural change requests were minimal during the first quarter of 2026. Various architectural change requests have been approved for Storm doors, stairs & Railings, Patios & awnings, Window replacements and landscaping improvements.

LANDSCAPING – Entering 2nd year of 2 year contract with Pro Cut. Season runs April thru October. Spring clean up to begin soon (weather dependent) – late May, early June. Several pine trees were damaged/uprooted due to winter wind storms. They are scheduled to be straightened & staked.

As noted in our Community Session, our landscaper has raised concerns about grass trimming near patios & privacy screens. To facilitate grass cutting and trimming and prevent equipment breakage, Owners are reminded that objects in the grass should be removed prior to grass cutting, garden flags and metal leash anchors placed in the grass should be as close to your patio or unit as possible and pet leads/leashes should be stored on patios when not in use. It was also suggested that units

with privacy panels near patios consider converting the small grass strip between or near the panels to a mulched area in order to eliminate grass clippings from clinging to the panels and possibly staining them. Stone is not recommended due to risk of window/siding damage due to flying stones.

Roof Replacements: 2026 scheduled roof replacements: 29-35 Hanover (4 unit) and 50-56 Hanover (4 unit)) Cost aprox. \$120,000). 2027 scheduled replacements: 74-84 Hanover (6 unit) and 86-96 Hanover (6 unit). This should conclude the replacement of all units with the out dated 3 tab shingles.

Annual Preventative Maintenance: In 2026, Hanover St is scheduled for street & driveway resealing, trim painting and gutter cleaning. (Cost aprox. \$18,000). Cumberland is scheduled for same service in 2027.

Mulching is done on a 2 year rotation. For 2026, the front entrance beds and mail box area areas are scheduled to be mulched in 2026.

The Board is considering instituting an annual caulking of windows & patio doors. Based on cost, this will commence in 2026.

Pool Maintenance - S&S Pool will continue our pool maintenance. The pool is scheduled to be opened on May 12, 2026 and once the chemicals are stabilized and no repairs are needed, the pool should be opened to community 5/15/2026 and will close 9/15/2026.

Tim Loftus will once again head the Pool Committee for daily chemical readings. He is working on scheduling volunteers. He is also recommending replacing 8-9 lounge chairs (cost aprox \$1,000).

Clubhouse Maintenance: Jason, our cleaner will be notified to resume weekly cleanings starting 5/12 thru 9/16. The sprinkler system is scheduled to be opened 5/20/2026.

Miscellaneous:

Solicitation is not allowed in CSV. Owners are reminded to report any solicitation (business, religious, etc) to the Lancaster Police.

Dog/Pet owners are reminded that all dogs should be on a leash when outside and to immediately pick up after their pets when they do their business outside. Note – the lawn crew will not cut the grass in any area that has excess dog waste. Dog lead/leash stakes and leashes should be placed to not interfere with grass maintenance.

Drivers & Pedestrian Traffic- Everyone is required to obey the posted speed limit and traffic signs. If you happen to notice offenders, do not confront them directly. If possible, record their license plate number and report to the Lancaster Police. With warmer weather approaching, Drivers and Pedestrians, please be aware of oncoming traffic. Pedestrians should be aware of their surroundings and walk along our streets in a safe manner.

OLD BUSINESS:

Maintenance – The winter wind events resulted in some minor roof shingle replacements, leak repairs and siding repairs.

Snow Removal - This was the first year of a 2-year snow removal contract with BACK Landscaping. The contract stipulates a 3inch trigger for snow removal - as opposed to the 2inch trigger in previous years. This is an industry standard trigger and resulted in over \$20,000 in savings. There was some confusion in the beginning but after explanation everyone adapted to the new standard. We had relatively light daily snowfall except for a handful of days when we received over 3 inches of snowfall. Property Management and a Board member were in contact with Jack/BACK to monitor the community conditions. Our streets were efficiently kept salted and cleared of snow & slush (generally to bare pavement). There were a few incidents of drifting in driveways & porches, which when reported were cleared timely.

Trees – During 2025, Bob's Tree Service installed new trees at corner of Hanover & Brocton as well as corner of Hanover & Cumberland. Some of these trees need to be replanted as they heaved during the winter. Bob will be coming out in 2026 to correct this.

Motion to Adjourn - Meeting adjourned at 7:50pm by Barbara Hall; Seconded by Joe Diliberto