

Orchard hill Home Owners Association
Meeting
January 18, 2011

Meeting was held at the Milford Public Library. Meeting was called to order at 7:05 PM by the President of the Board, Peggy Reilly. Present from the Board were Bob Hampton, Frank Kaleyias, Lou Waldorf, Bill Crouteau, and Gig Forbes.

Attendees at the meeting represented 24 homes.

Peggy Reilly welcomed the attendees to the library and encouraged that they take a short tour of the enlarged and upgraded building when they have a chance. Peggy pointed out that the City, Library Board, and library staff have worked very hard to bring the improved library to the Milford community.

Councilmen Grier, Johnson, and Pikus were also welcomed to the meeting.

Peggy Reilly introduced the Board members.

Peggy Reilly welcomed new members of the community who were in attendance.

The minutes of the previous meeting of June 15, 2010 were approved after discussion concerning making Crown Circle a one-way street. This issue was again addressed later in the meeting.

Report from the President – Peggy Reilly

- We have developed a welcome letter for new homeowners
- The irrigation system for the circle and main community entrance is to be repaired and maintained.
- Collection of past due assessment payments is ongoing
- There has been some vandalism. Homeowners are encouraged to be vigilant
- Board meetings are held monthly to keep current on issues and for financial monitoring
- The orchardhillhoa.org website is constantly being reviewed to provide improved communications to the homeowners

Report from the Vice President - Bob Hampton

- Irrigation system requires some repair. Proposals are being sought and reviewed
- An irrigation well is being considered as a long term cost saving measure. A new city ordinance may complicate this action. Further review will be undertaken.
- Tree planting on community property fronting Elks Lodge Road to be reviewed. We will be looking into the 50/50 program to see if acceptable costs can be realized by cost sharing with state/county programs

- Bids for lawn maintenance contract is under current review
- Proposals for insurance are under current review
- Signs have been installed at the ponds at the suggestion of our attorney. This has been done in an attempt to discourage activities around the ponds which could result in liability issues. Two of these signs have been stolen/vandalized. Residents were encouraged to direct any violators to stop their activities.

Discussions related to Vice President's report:

- Procedures concerning children playing at the ponds.
- Why an irrigation well was under consideration by the Board. It was explained that the cost of such a well would pay for itself in about four years, thereby reducing costs going forward.
- Explanation concerning Milford city fees relating to the irrigation meter.

Treasurers Report - Lou Waldorf

- Copies of the 2011 budget and previous years balance sheets were made available to the attendees if they did not bring their previously mailed copies.
- The development of the 2011 budget was explained.
- The need for the reserve accounts was explained. It was explained that the Pond reserve is needed based on anticipated need to repair/rebuild the ponds over time.
- Concerns about the reserves and the need for an audit will be further addressed by the Board.
- The President and Treasurer will schedule a meeting with our attorney to fully understand what must be done with respect to State law on these issues. This meeting will be undertaken as soon as possible.

The attending homeowners were asked to approve the proposed 2011 budget. The budget was passed.

Report of the Architectural Committee – Ken Fearn

- Recent approvals of projects in the community include:
 - Expansion of screened area on existing porch – 6 Fairway Court
 - Installation of Shed and driveway area – 11 Crown Circle

Report of Beautification Committee- Camille Crouteau

- Plans are to replace damaged or missing plants at the entrances to the community. This will be done with the advent of spring weather
- General clean up of the public areas will be conducted when the spring arrives
- If needed, major plantings would be completed by our landscape contractor.

Report of the Rules Committee – Peggy Reilly

- Most homeowners who received a notice of violation last year took corrective action. There are still some uncorrected problems that will be revisited. Additional violations were discussed

- A request for a change to the sign restrictions in the covenants was introduced. The Board indicated that if a petition were provided with at least 66 percent of the homeowners, the Board would arrange for the change to be presented to all homeowners and to be voted upon.

Peggy Reilly introduced Councilmen Garrett Grier and ‘Skip’ Pikus.

Mr. Grier introduced himself and asked what issues were of concern.

- The need for a stop sign at Iroquois Avenue and Fairway street was discussed
- The issue of making Crown Circle one way was again discussed. There is disagreement as to whether Delaware law mandated the change to one way or not. Mr. Grier acknowledged everyone’s concerns and indicated that the issue must be continued by contacting the Mayor or the city manager. The city has no current actions planned with respect to this issue.
- A request for a streetlight across from the main entrance to the community was made. This request should be directed to the city electric department. Indications were that the request would probably be approved and quick action would be taken by the city.
- The need for a “No Outlet” sign for Fairway Court was discussed.
- A request that house numbers on Fairway Court be changed was made. This would eliminate confusion between homes on Fairway Street and Fairway Court when emergency services personnel respond to calls..
- Because of the divergent opinions of the Homeowners on the one-way issues, Street sign issues, and the house numbering, the Board is not going to champion any of these issues until it determines how the majority of those effected stand on these questions.

Peggy Reilly thanked the Councilmen for attending.

Peggy Reilly advised the attendees that new members for the Board are being sought. Three of the current members will not be standing for re-election this year. There is a nomination form on the HOA website.

Peggy Reilly thanked everyone for coming and closed the meeting at 8:08 PM.

Notification will be sent when the next meeting is scheduled.

Submitted by:

Gig Forbes
Secretary to the Board