

Ithan Mills Homeowners' Association Annual Meeting

June 6, 2017

I. Introduction of Board Members, Roy Perry

- A. Roy Perry, President
- B. QB Xiong, Vice President
- C. Mia Yeager, Secretary
- D. Amy Seiler

Apologies: Richard Lane, Treasurer; Jhangir Irani; Kelvin Garner

II. Guests Representing Radnor Township

A. John Nagle, 5th Ward Commissioner

nagle4five@gmail.com

610.527.5913

1. Mr. Nagle greeted the Ithan Mills residents and provided a brief status update. He noted the continued financial strength of the Township and highlighted the implementation of a five-year plan for future capital projects. Mr. Nagle explained that such projects were historically planned and funded on an ad-hoc basis but anticipates that the Township's long-term budget planning will yield increased financial stability.

B. Steve Norcini, Public Works Director

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610.686.0201

1. Mr. Norcini drew attention to several PennDot projects underway affecting local traffic; specifically, restrictions on Bryn Mawr Avenue at South Ithan Road during repairs to the bridge over Ithan Creek. PennDot initially planned a complete closure of Bryn Mawr Avenue in this area; however, Radnor's Commissioners worked successfully with PennDot in order to keep Bryn Mawr Avenue open with partial lane restrictions. The project is projected to be completed by September.
2. Mr. Norcini discussed the Township's open bids for paving and resurfacing local roads and mentioned near Ithan Mills: S. Ithan Avenue, Cumberland Place, Hamilton Road, Jefferson Road, and Mill Road.
3. Mr. Norcini thanked Ithan Mills for the opportunity to speak and reminded residents to call his office with any questions or concerns not addressed at the meeting.

C. William Colarulo, Police Department Superintendent

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215.715.1848 cell

1. Mr. Colarulo emphasized the importance of locking vehicles at all times. Unlocked doors remain a leading cause of auto theft in Radnor. Mr. Colarulo noted, however, that other types of theft/burglary have declined and Radnor continues to be very safe neighborhood. Mr. Colarulo provided his personal cell phone number and urged concerned residents to contact him directly with neighborhood concerns. The homeowners were also reminded to call 911 any time suspicious activity is observed or suspected.

D. Bob Zienkowski, Township Manager

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610. 688.5600 ext.123

1. Mr. Zienkowski highlighted the Township's financial strength and explained that a significant reduction in contributions to the FOP's pensions and health care plans will generate a savings of over \$300,000 per annum.
2. Mr. Zienkowski also discussed Radnor's open space initiatives and noted the acquisition of 71 additional acres of the Ardrossan Estate, increasing the total to 200 acres.

E. Linda Springrose, Berkshire Hathaway Home Services

linda.springrose@foxroach.com
610.937.1797

1. Ms. Springrose, a local real estate agent and former resident of Ithan Mills, distributed information detailing home sales in Ithan Mills in the last five years and other information regarding local real estate activity. She noted that Ithan Mills is attracting a lot of first-time homeowners. As such, Linda discussed the potential increase in home values gained by updating kitchens and bathrooms for residents looking to sell their homes. Linda welcomed interested residents to contact her directly with any questions.

III. Ithan Mills Updates

A. Bryn Mawr Landscaping

1. Roy explained that Ithan Mills is in its second year of a two-year contract with Bryn Mawr Landscaping and intends to renegotiate the contract at the end of the year for another two-year term.

IV. Treasurer's report

- A. In Richard Lane's unavoidable absence Roy mentioned that income and expenses are balanced for the fiscal year ending 3/31/17. Basin cleanup contributed to an increase in landscape maintenance expenditures. However, it was a one-time cost. Going forward, maintaining the appearance of the basin will involve a lesser expense. The budget for our current fiscal year also reflects balanced income and expense projections.

V. Board of Directors

- A. The Homeowners' Associations' by-laws provide that the Board of Directors shall not comprise more than seven members; as such, there will be no new appointments/re-appointments to the HOA BOD at this time. There will be three openings in 2018 and four openings in 2019 due to the end dates of current Board members' terms.

VI. Other Business

A. Block party

- 1. The 2017 annual block party will take place on Saturday, September 9 from 4-7:00 pm, with a rain date scheduled for the same time on September 10th.

B. Social Committee

- 1. Neighbor Hillary Van Valkenburg wants to hear from Ithan Mills people looking to help organize enjoyable kid-and-family-based get togethers. Her thinking is focused on parties, outings, holidays, food, fitness and fun but any and all ideas are welcome! Email hvanval@yahoo.com to reach Hillary.

VII. Adjournment