



**WOODLAND RUN  
HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING  
TUESDAY, OCTOBER 28, 2008, 7:30-9:00 PM**

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**MEETING MINUTES**

The meeting was called to order by President Richard Thomas at 7:38 P.M.

**Board Members present:**

- President Richard Thomas
- Vice-President Tommie Sanders
- Treasurer Denise Boyle-Church
- Secretary William Lamb

**Board Members absent:**

- Member-at-Large Carolyn Uliase

**Members of the Woodland Run Homeowner's Association (WRHA) present:**

- Mark Blice
- Kathleen Edwards
- Sharon Edwards
- Emily Thomas
- Maryann and Peter LaSalle

**Proxy ballots** were received from a total of 21 households in Woodland Run, meeting the quorum requirements of our by-laws.

**Agenda items**

**1. Budget:**

Copies of the past year's cashflow and the proposed budget were provided in advance to WRHA, showing opening and closing balances and expenditures for the last year, and the proposed 2008-2009 budget.

Budget differences from the previous year were discussed by Treasurer Denise Boyle-Church.

This coming year's budget was based on the maintenance of our common ground (detention basin) costing less than projected in the last year, our account balance being sufficient for potential corrective work at the detention basin, funding of the annual Fire Department's "visit from Santa," the projects planned for 2009, and either a spring or fall picnic in 2009.

It was recommended that dues for the coming year be lowered to \$80 per household. Funds are planned to be expended for upgrading the entrance area into Woodland Run with a lower-maintenance landscape on a "shared expense" basis with the homeowner, and refurbishment of the entrance sign, which has worn well over the past ten years (1998), but needs to be refinished or replaced altogether. A quote for both courses of action was received by the Board, and the decision to refurbish at half the cost of replacement was agreed upon.

The budget was opened to questions from the floor. Sharon Edwards asked if the WRHA was accruing interest from funds held on deposit. President Thomas indicated that with the type of business account the WRHA has, it is in a non-interest bearing account and to collect interest would require change of account status, filing tax returns on the WRHA or becoming a 503(c) non-profit organization, which we cannot qualify for.

Proxy votes were tallied from the 21 home sites represented with 19 households voting FOR the budget as presented, and 2 AGAINST. Homeowner dues for 2008 are fixed at \$80/household.

**2. Election of Officers:**

One board position expiring at the end of 2008 required election of a new officer, that being the member-at-large position currently filled by Carolyn Uliase.

Carolyn's name had been placed on the ballot. There were no write-in challengers. 21 Proxy ballots were counted and Carolyn was unanimously re-elected and will serve an additional 3-year term.

**3. Old Business:**

A. WRHA directories were made available to all present to save on mailing.

B. Woodland Avenue from Woodland Run to Main Street will be repaved in the spring, after the soil beneath excavation has had additional time to compact. A question about how far the repaving would go: It is believed that the road will be repaved up to the culvert/bridge behind the Church residence (202 Heather Court) since that was essentially where the prior paving from Tomlin Station Road ended. William Lamb indicated that there would be, by necessity, some excavation necessary at the Orchard Drive intersection, as the grading must be improved and possibly stormwater grates relocated because of the buildup of water at the bottom of the hill that becomes ice in the winter and prevents stopping before entering Woodland Avenue.

- B. The proposed Village Business District that was to be constructed in the area bounded by Main Street, Woodland Avenue and Swedesboro Road (US 322) is no longer likely. The land may be placed in "farmland preservation" much to the delight of residents on Orchard Drive.
- C. Reassessment, which was described and presented by Mr. Tim Mead, the Township Tax Assessor at last year's WRHA meeting, will be postponed. Mr. Mead was killed April 5 in an automobile accident. Reassessment efforts must restart. Richard Thomas reminded everyone present that reassessment at ten-year intervals is a state mandate, but again... must be revenue neutral.

#### 4. **New Business:**

##### A. Special Events

- We are looking for a volunteer to coordinate this year's "visit by Santa Claus" in the development. Last year's difficulties in getting the event coordinated was a combination of issues and weather. If we can get a volunteer to take the lead Rich Thomas will work with them in the hopes of preventing a repeat of 2007. The fire company still receives a donation from the development each year; this is one of the services the fire company provides in return, passing out candy to neighborhood children (which WRHA supplies).
- We also will need a volunteer to organize a spring or fall picnic. Mark Blice asked about where we would hold the picnic and offered to take the lead on organizing the picnic. No decision was made as to whether it would be in the spring or the fall, but there were some comments on the difficulties of having people schedule around the event due to other conflicts at either time of year.

##### B. Comments from the floor: **Please take a minute and review these points.**

**ITEM 1:** Probably the most important item discussed was the issue of excess speed by our residents; both adults and young adults are at fault. **PLEASE** take a moment and bring this point home to all drivers in your household. We still have many young children playing in our streets. Of particular concern is the hill as we enter the development as drivers accelerate up the incline. God forbid that someone should be hurt by the careless act of saving a few minutes to leave or to get home.

#### **Township Ordinances**

**ITEM 2:** As the trees in our development are maturing we are reminded that all trees are required to have an 8 feet clearance below the limbs that hinder street or sidewalk passage. Please take a look at you trees and take any corrective action necessary.

**ITEM 3:** All those that walk their pets in our development (especially the younger children) should be reminded that there is a township ordinance that requires individuals to pick up after their pets.

**§ 79-17. Animal Waste.**

All persons in control of a dog under leash when upon public property, any sidewalk or the property of another, shall have with them a means of retrieving and storing animal feces. Such person shall immediately retrieve and remove to their own property any fecal matter passed by the dog on to public property, any sidewalk or the property of another. The parent or guardian of any juvenile shall be responsible for the failure of such juvenile to comply with the provisions of this section.

**ITEM 4:** With winter approaching we are reminded of the snow ordinance that requires off street parking of all vehicles whenever snow has fallen. It was also pointed out that when you park the vehicles on your driveway there is a savings in shoveling effort following the snow.

**§ 214-10. Temporary Parking Prohibition for Snow Plowing and Removal.**

Whenever snow has fallen and the accumulation is such that it covers the streets and highways, an emergency shall exist, and no vehicle shall be parked on the streets or highways or portions thereof indicated below:

<i>Name of Street</i>	<i>All Township streets</i>
<i>Side</i>	<i>Both</i>
<i>Location</i>	<i>Entire length</i>

A. The above parking prohibitions shall remain in effect after the snow has ceased until the streets have been plowed sufficiently and to the extent that parking will not interfere with the normal flow of traffic.

B. Any unoccupied vehicle parked or standing in violation of this section shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any police officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of removal and storage which may result from such removal before regaining possession of the vehicle.

**4. ADJOURNMENT:**

Power had been lost to the Library at approximately 8:00 P.M. It was difficult to see, although the board continued to hold the meeting using the light from emergency lighting and flashlights.

At 8:18 P.M. there was a motion to adjourn, Denise Boyle seconded; all voted in favor. The motion carried and the meeting concluded.

Submitted: \_\_\_\_\_ / s / \_\_\_\_\_  
William C. Lamb - Secretary