

SANDY BRAE HOMEOWNERS ASSOCIATION
April 19, 2016 MEETING NOTES

Meeting called to order at 7:05PM

Board Members Present:

Bob Daniel, Betty Deacon, Nancy Hecker, John Luzzi, Sandi Bisgood, Mark Laubenstein and Cathy McCallister (Solutions Property Management)

Four Sandy Brae residents were in attendance.

- Meeting notes from January 12, 2016 meeting were approved.
- Treasurer's Report & Balance Sheet reviewed for 2016. Waiting for reimbursement and percentage from snow removal charges; usual is 52% spent. To date, 22 residents still had not paid the HOA dues; these are the usual late payers.
- Community inspections appear to be in good order with the exception of five residents, which Solutions Management will be following up on.
- Regarding Jackson Pit, residents can contact Lindsay Hall from DNREC; her phone # is 302-395-2600. She has informed the Board that nothing has proceeded with the cleaning up of the Jackson Pit behind Israel United Methodist Church on Plantation Road. Lindsay is aware that we are on wells and are concerned that any clean up could possibly affect our wells. Her update is that the current potential developer of that site has not filed to begin the cleanup. At this time, there is no work planned on that site. She will keep us posted as this project proceeds. Also, we encourage any residents who have their wells regularly tested to inform the property management company immediately if anything changes in their annual testing.
- Overbrook Shopping Center on Route 1, across from Paynter's Mill was turned down in a 4 to 1 vote at the council meeting on 4/12/16. Council people voting against it were Joan Deaver, George Cole, Sam Wilson, and Mike Vincent. The one vote in favor was Rob Arlette. Several farmers surrounding the potential shopping center were opposed, because it would have impacted their farms. They testified at the hearing and brought up their inability to spray their fields. When a farm is located close to a residential or commercial area, it is harder to care for their crops. The Secretary of Agriculture for the State, Ed Kee also recommended that it not be approved. Thanks to the Overbrook Coalition and the residents of Paynter's Mill and surrounding developments for their hard work to defeat this Center.
- Discussion again and follow-up will be made from of special meeting held last year with Ernie Lopez and Pete Schwartzkop. Bob and Betty to follow-up with aforementioned on the following issues:
 - Pete & Ernie are going to go forward with filling cracks that are grass filled on our roads
 - Also they were looking into painting STOP on road at all STOP signs, which would help with the STOP sign violators
 - Additionally, we are going to question the location and placement of our Stop signs to assure they are located in the correct locations at the end of the streets.
- No ARB's pending.
- Good feedback was received via email from residents on our last newsletter.
- Discussion was had on Chesapeake Utilities as they have doing construction along Plantation Road in the past few weeks. The construction company is burying natural gas lines for future delivery to many developments along the way. A spokesman for

Chesapeake Utilities spoke at our Annual HOA Meeting a few years ago. Contact was made with them last week to get an update of their progress. If you are interested in getting more info, please send an email to solutionspropmgt@gmail.com or send a request for the info to SBHOA, PO Box 244, Nassau, DE. 19969. Chesapeake needs 50-60% of the community to be able to provide the gas lines into the community. Generally, furnaces, cooking equipment and gas dryers can easily be converted. The conversion from propane to natural gas is reasonably priced and Chesapeake can assist in this conversion or you could use your own contractor. If there is the sufficient number of applications, natural gas could potentially be in Sandy Brae sometime in 2017. We are suggesting that a representative come to our Annual Meeting this year to speak on the intended services.

- The Draft of new covenants was discussed at length with the concerned residents who attended the meeting, and some great suggestions and feedback were given. Solutions Management will go back and update the proposed covenants and bylaws, which will be sent by hard copy to all residents.
- Facebook page is up and running. If you search for Sandy Brae HOA Group, you will find the page up and running.
- Spring Yard Sale will be on Friday and Saturday, May 20 & 21, 2016 from 8am to 1pm.
- Annual Meeting will be on June 18, 2016 at 10:00AM at Beebe Medical Arts Complex Conference Room. All residents are encouraged to attend this important meeting.

Meeting adjourned at 8:29PM