



HOMEOWNERS' ASSOCIATION GENERAL MEETING MINUTES

SEPTEMBER 9, 2025

Meeting came to order 7:00 p.m.

BOARD IN ATTENDANCE - Nancy McGinty, Irene Kennedy, Cheryl Gonzalez, Barbara Jones, Jeanne O'Leary, Maxine Cammarata, Maryellen Paget, Scott Sugarman

BOARD ABSENT - Mike Hennelly, Cathy Donnelly, Donna Degnan

PLEDGE OF ALLEGIANCE - Led by Nancy McGinty

NEW RESIDENTS PRESENT - Laura Arduini, Dan & Karen Johnson, Judy Shaw, Leon Chamberlain
Welcome all to the Neighborhood!

Board members present introduced themselves and their positions.

APPROVAL OF MEETING MINUTES JUNE 2, 2025 - Proposed, seconded and carried.

TREASURERS' REPORT - Cheryl Gonzalez

Checking account \$1,814.63, Money market \$3,807.22, Petty cash \$535.76. Overall Total \$6,157.61.

PRESIDENTS' UPDATE - Nancy McGinty

OLD BUSINESS:

- When will the Clubhouse windows be cleaned? [They were cleaned this past week.](#)
- When will the edging on the dance floor be fixed? [Amy will look into having it done. The installation company will put down new edging.](#)
- Both restrooms need exhaust fans that work. They were disconnected when the automatic

lights were installed. Amy will have the electrician check into it.

- What information is given out at closing? Map - Yes, Handy Hands - Yes, Directory - No, HOA applicaton - No
- Would they consider not having the Concerts at the Clubhouse during bad weather since it disrupts our Events? No, they have been doing it for years and plan to continue.
- No schedule yet for front door installation.
- Some street signs have already been installed and the others have been ordered.
- Old pool furniture has been disposed of.
- Issue with microphones being locked in kitchen closet during events. Joe has them in the Office and Event planners need to think ahead and get them in advance of events.
- We need to submit budget request items by September.
- Issue of Holiday deco being up too long. The plan is to put it up the week before Thanksgiving and removed by January 6th.
- Paving to be done in the next three weeks on Countryside, Blackberry and the side streets coming off Countryside have been paved now.
- Amy did extend the Pool season one week. We have requested she include that week automatically when she signs the contract each year.
- Amy has ordered the new shuffleboard table, it should be here in a few weeks.
- Amy ordered feet for the tables that are missing in the Ballroom and Joe Gervase installed them this week.

NEW BUSINESS:

Social Club balance is \$10,657.89

Quarterly Report June 2025 – August 2025

Music Bingo

Tickets Sold – 115 X \$10 = \$1150.00

50 / 50 –\$440.00

Profit – \$678.00

Flea Market

Tables Sold – 27 X \$15 = \$405.00

Bake Sale & Food Sale - \$340.30

Profit - \$239.44

Trivia Luncheon

Tickets Sold – 52 X \$10 = \$520.00

Raffle – \$180.00

Profit – \$2.10

Murder Mystery Dinner Show

Tickets Sold – 127 X \$35 = \$4445.00, 10 X \$40 = \$400,

50/50 – \$471.00

LOSS – 382.46 Meglios will provide 8 trays of food for the Country Western at no charge which should make for a greater profit at that event

TOTAL PROFIT = \$537.46

- **Introduced members running for the H O A Board** and inquired if anyone would be willing to run for 2 Trustee positions since they will be vacant. Nominations were accepted from **Jean Rissi and Denise Elliott**. They will be added to the Roster for the December Homeowners' Association Board Elections.
- Event meeting will be held October 13th for anyone who wants to run an event for 2026.
- Follow up meeting concerning the Hot Dog Wednesday events for 2026 will be held in April. Notifications will be made closer to that date.
- October 4th will be the Meet and Greet for new Residents. Invitations have been mailed.

- Change for Lot rent increase and schedule (as long as rent is paid timely) explained for anyone with an anniversary date of September 1 through December 1. [If you fall in that category you should receive an update letter before your anniversary date. If you haven't received a letter and the rent is due please contact the Office.](#)
- Helen Brettle inquired how she would get the overpayment of her lot rent back since she didn't receive her discount letter in time. [We informed her she will have a credit for next month and only has to pay for the remainder of the balance.](#)

OPEN FORUM

- Chris Albe inquired since Buckingham Township is required to have new water treatment plants for PFAS (forever chemicals) is there an issue with our water? [As of the last water report we are within permissible range.](#)
- Dave Gunn inquired why we cannot use Buckingham Township water instead of our wells. [All of Buckingham Township water is supplied by wells in the surrounding areas.](#)
- Drew Maser asked if we needed to give up anything due to the new rent payment schedule. [We informed him we didn't have to give up anything.](#)
- Debbie Lombardo inquired if all rents will go up in January? [We informed her a new schedule will be set in January for the year 2026. But that rate will go into effect on your anniversary date as always.](#)
- Cathy Gariano inquired if raises will continue? [We informed her that raises will increase as McKee sees fit.](#)
- Jan Sutton stated she told buyers of new homes the lot rent would be \$740 and it was \$800 at settlement. [She will need to check with the Office before giving dollar amounts before closing.](#)
- Louise Zalucki stated that her realtor informed her there would be a cap on the lot rent cost. [We informed her that Pennsylvania does not have a cap at this time.](#)
- Toni Nocco asked when the Board was informed about the new adjusted lot rent schedule? [We told her we were informed August 26th but elected to wait to inform everyone until this meeting to reach a wider resident base to prevent undue confusion.](#)
- Ed Mulvihill asked if anyone can use the shuffleboard table when they are not in use for league play? [We informed him the board is for Community use at any other time.](#)
- Randy Charlins stated there was still some confusion about the land rent discount. [We stated](#)

that the only ones affected would be anniversary dates September 1 to December 1 since those homeowners didn't have the advantage of the rent not going above \$740 for the year. The term of the discount will be 8 months and homeowners will be informed after the 8 months what the increase will be.

- Mary Rowan inquired if the increases had anything to do with lot size or having a garage. [We informed her that is no longer a consideration.](#)
- Chris Albe asked what the percentage of the raise is? [We informed her there is no percentage amount at this time except original homeowners who will be on the Philadelphia CPI for the remainder of their lease.](#)
- Sue Wark wanted to know if we are getting a solid pool cover so we can use that area longer into the season for gatherings? [We informed her that Amy was looking into that, but other alternatives are also being explored. The parking lot can also be used for gatherings as we did during Covid.](#)
- Eileen Casey thanked the Board for pushing to have the new shuffleboard ordered.
- Pat Smith inquired if McKee was looking into changing their minds about not renting the Hall for private events? [Still under consideration.](#)
- Ron LeDonni spoke about the Pa Manufactured Housing Issues and the Coalition of Manufactured Homes Committee. If you wish for more information or wish to join the coalition you can find the information submitted by Robert Besecker on Village of Buckingham Springs Facebook page under Ron LeDonni's post.

Meeting adjourned 8:05 p.m. proposed, seconded and carried.

Cheryl Gonzalez,

Secretary