

Annual Homeowners Meeting

Regency at Providence Community Association

A Gold Star Community

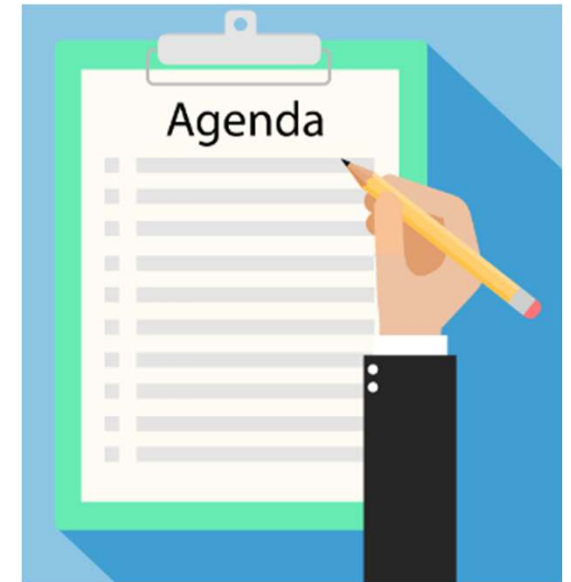


November 20, 2024 Meeting

Revision 11-19-24

AGENDA presented by Tom Davis

- **Welcome and Pledge of Allegiance - Tom Davis**
- **Introductions - Tom Davis**
- **Board of Directors & Election of Officers - Tom Davis**
- **RAP Finances - Bill Schalleur**
 - **Treasurers Report**
 - **Reserve Analysis**
 - **2025 Budget**
- **2024 Accomplishments / 2025 Plans – Bill Goldate & Rich Houghton**
- **Recognition of Committees & Volunteers - Doug Loutzenhiser**
- **Resident Questions and Comments - Tom Davis**



Introductions

❖ Current 2024 Board of Directors

Tom Davis

President

Doug Loutzenhiser

Vice-President

Bill Schalleur

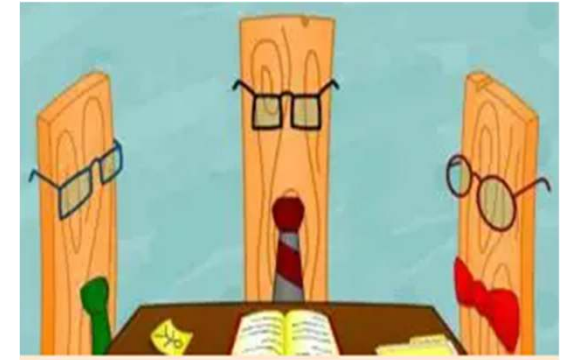
Treasurer

Rich Houghton

Secretary

Bill Goldate

Director at Large



❖ CAMCO Management

Jeff Bevan, RAP Community Manager

Term Status for Board of Directors

		<i>Current Term</i>
Tom Davis	President	2023-2025
* Doug Loutzenhiser	Vice-President	2022-2024
Rich Houghton	Secretary	2023-2025
* Bill Schalleur	Treasurer	2022-2024
* Bill Goldate	Director-at-Large	2022-2024

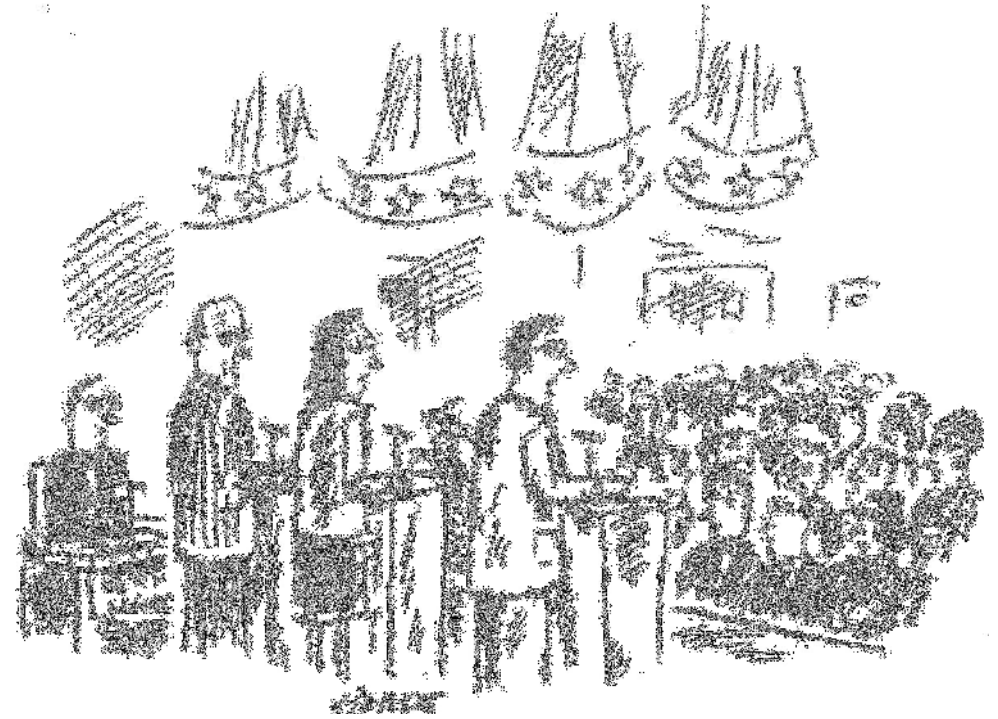
* *Term Ends in November 2024*



Candidates for Board Positions

**Nominations received for
three positions:**

- **Bill Goldate**
- **Bill Schalleur**
- **Doug Loutzenhiser**



“Let me be Perfectly Vague

Election Results



By Acclamation (unopposed)

Two Year Terms:

- **Bill Goldate**
- **Bill Schalleur**
- **Doug Loutzenhiser**

2025 Board of Directors

- **Tom Davis**
- **Bill Schalleur**
- **Doug Loutzenhiser**
- **Rich Houghton**
- **Bill Goldate**

Note: Special Meeting is held soon after the Annual Meeting to elect Officer positions and to determine Committee Liaison assignments



RAP Finances

presented by Bill Schalleur



Treasurer’s Report thru Oct. 2024

CAMCO STATEMENT:						
CASH BALANCES for OCTOBER 31, 2024						
				adjusting		adjusted
				entry		balance
OPERATING FUNDS	\$	280,488			\$	280,488
RESERVE FUNDS		<u>1,425,403</u>				<u>1,425,403</u>
TOTAL FUNDS	\$	1,705,891	0		\$	1,705,891
Comments:	For the ten months ended October 31, 2024: \$333,655 of reserve expenses were authorized to be paid. Of this amount, \$250,452 was for Phase1 milling & paving. An additional \$33,257 of reserve funds are under contract to be paid.					

Treasurer's Report cont.

OPERATING INCOME		\$	<u>1,124,634</u>	\$	<u>1,122,250</u>		<u>2384</u>
TOTAL INCOME		\$	1,124,634	\$	1,122,250		2384
OPERATING EXPENSES							
UTILITIES		\$	14,177	\$	17,943		3,766
CENTRAL SERVICES			140,451		142,333		1,882
CLUBHOUSE & POOL			170,933		162,954		-7,979
GROUNDS MAINTENANCE			438,119		481,241		43,122
PROFESSIONAL & ADM.			132,399		130,965		-1,434
<u>CAPITAL RESERVE & TAXES</u>			<u>188,042</u>		<u>189,495</u>		<u>1,453</u>
TOTAL EXPENSES		\$	1,084,121	\$	1,124,931		40,810
OPERATING NET		\$	40,513	\$	-2,681		43,194
Comments: The 10 month actual operating results are under budget by \$ 43,194.							
Grounds Maintenance is under budget by \$43,122. Two line items in this category account							
most of this surplus: Snow Removal which is under budget by \$11,735 and Landscaping							
Contract which is under budget by \$28,788.							

HEALTH OF OUR RESERVE FUNDS

INVESTMENT	MATURITY	timing	AMOUNT	RATE	NOTES
JANNEY					
Wells Fargo Bk	1/6/2025		\$214,000	5.20%	Mark to Market
		3.5 Months			
CITADEL BK					
	4/19/2025		\$250,861	4.46%	
		1.5 Months			
JANNEY					
Morgan Stanley	6/2/2025		\$155,000	4.90%	Mark to Market
		5.0 Months			
JANNEY					
St Bk of India	11/13/2025		\$210,000	5.35%	Mark to Market
		4.5 Months			
JANNEY					
Bk of Hapoalim	4/1/2026		\$115,000	3.80%	Mark to Market
		0.5 months			
JANNEY					
Morgan Stanley	4/24/2026		\$175,000	4.95%	Mark to Market
		5.0 Months			
JANNEY					
Amer. Express Nat'l Bk	10/2/2026		\$200,000	3.70%	Mark to Market
WSFS Reserve Savings			\$9,700		
Janney Reserve Sweep			\$68,412		
NCB Reserve Cash			\$27,430		
TOTAL RESERVE FUNDS -					
Balance @ 10/31/2024			\$1,425,403		

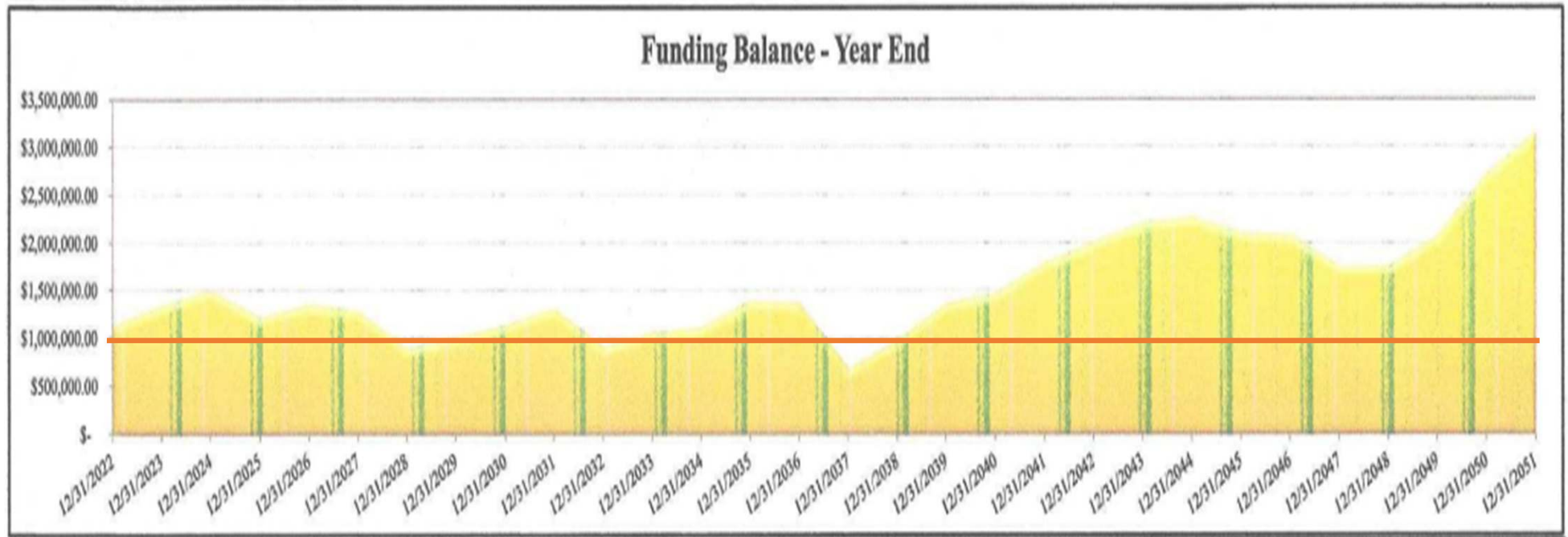
HOW DOES THIS COMPARE WITH OUR ENGINEERING STUDY?

	RESERVE EXPENDITURES FOR 2024			
	2024		Reserve Study Amount	Reserve Study YEAR
Phase 1 milling & Paving	236,128		342,211	2025
Inlet Tops	14,400		24,455	2025
Stormwater system	18,100		0	>2051
Sloan Clubhouse Doors	35,985		45,700	2037
RH Clubhouse Furniture	30,530		18,455	2029
HVAC Equioment	12,698		7,705	2024
Gate Loops	6,306		5,600	2029
Phone System	3,424		0	0
Concrete	39,400		39,400	5 yr avg
All Other	8,818		17,740	2024
TOTAL	405,789			

COMPARISON TO RESERVE STUDY

RAP RESERVE FUND BALANCE 10/31/2024		\$1,425,403
ADD 2 MONTHS HOA FEES (NOV,DEC)		35,999
DEDUCT APPROVED COST of CONCRETE WORK		-39,400
DEDUCT FINAL PYMT: 1/2 DOORS & FURNITURE		-33,300
RAP RESERVE FUND BALANCE 12/31/2024		\$1,388,702
RESERVE STUDY UPDATE 5/13/22 :		
RESERVE STUDY FUND BALANCE as of 12/31/2024		\$1,496,142
LESS PHASE 1 MILLING & PAVING COSTS FOR 2025		(\$342,211)
ADJUSTED RESERVE STUDY FUND BALANCE 12/31/'24		\$1,153,931
RESERVE FUND BALANCE VARIANCE BETWEEN		
ACTUAL AND ADJUSTED AT 12/31/2024	+	\$234,771
		20.30%

RAP Reserve Funding



Engineering Update 5-13-22

2025



REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION - 2025 BUDGET BOTTOM LINE

		2025 Budget	2024 Budget	CHANGE	REVISED 10/14/'24	
INCOME						
40000	Owners Assessments	\$ 1,366,800	\$ 1,346,700	\$ 20,100	Where Does It Go?	
42400	Late Fees	\$ -	\$ -	\$ -	2025 Monthly HOA FEE	% of Fee
40930	Clubhouse rental/Late Fee/Misc	\$ -	\$ -	\$ -		
42450	Interest income	\$ -	\$ -	\$ -		
42550	Prior Year Operating Surplus	\$ -	\$ -	\$ -		
				\$ -		
TOTAL INCOME		\$ 1,366,800	\$ 1,346,700	\$ 20,100		
OPERATING EXPENSES						
Utilities Expense						
62007	Street lighting electric	\$ 2,500	\$ 2,000	\$ 500	\$0.62	0.18%
62010	Electric - Guardhouses	\$ 2,000	\$ 1,800	\$ 200	\$0.50	0.15%
62020	Pond Utilities - Electric	\$ 3,500	\$ 4,000	\$ (500)	\$0.87	0.26%
62100	Water Guardhouses	\$ 4,500	\$ 4,500	\$ -	\$1.12	0.33%
62201	Fire Hydrant Service	\$ 8,000	\$ 8,000	\$ -	\$1.99	0.59%
Total Utilities Expense		\$ 20,500	\$ 20,300	\$ 200	\$5.10	1.50%
Grounds Maintenance						
57100	Entry Gate Maintenance	\$ 4,000	\$ 3,000	\$ 1,000	\$1.00	0.29%
57400	Ponds Maintenance	\$ 13,200	\$ 12,200	\$ 1,000	\$3.28	0.97%
57450	Snow and Ice Removal	\$ 170,000	\$ 175,000	\$ (5,000)	\$42.29	12.44%
57575	Street Maintenance	\$ 6,000	\$ 6,000	\$ -	\$1.49	0.44%
57600	Tree Maintenance	\$ 10,000	\$ 10,000	\$ -	\$2.49	0.73%
57650	Irrigation System Maintenance	\$ 7,000	\$ 7,300	\$ (300)	\$1.74	0.51%
57700	Storm Water System Maintenance	\$ 2,000	\$ 2,000	\$ -	\$0.50	0.15%
57800	Misc. Grounds Maintence	\$ 15,000	\$ 15,000	\$ -	\$3.73	1.10%
59000	Landscape Contract	\$ 320,328	\$ 314,047	\$ 6,281	\$79.68	23.44%
59005	Landscape Enhancements	\$ 20,000	\$ 20,000	\$ -	\$4.98	1.46%
Total Grounds Maintenance		\$ 567,528	\$ 564,547	\$ 2,981	\$141.18	41.52%

(2025 Budget BOTTOM LINE Cont.)						
Clubhouse & Pool Expense						
54656	Clubhouse Maintenance - Contract	\$ 40,800	\$ 39,500	\$ 1,300	\$10.15	2.99%
54657	Clubhouse Electric/Gas	\$ 41,500	\$ 38,500	\$ 3,000	\$10.32	3.04%
54658	Clubhouse Telephone/Cable	\$ 13,000	\$ 18,000	\$ (5,000)	\$3.23	0.95%
54659	Clubhouse Water/Sewer	\$ 9,500	\$ 9,000	\$ 500	\$2.36	0.70%
54660	Clubhouse Maintenance - Non-Contract	\$ 33,500	\$ 30,500	\$ 3,000	\$8.33	2.45%
54700	Pool maintenance - Non-Contract	\$ 19,200	\$ 19,200	\$ -	\$4.78	1.40%
54702	Pool service contract	\$ 40,000	\$ 39,000	\$ 1,000	\$9.95	2.93%
Total Ammentities		\$ 197,500	\$ 193,700	\$ 3,800	\$49.13	14.45%
Professional Services Expense						
80000	Professional Management Fees	\$ 124,263	\$ 120,158	\$ 4,105	\$30.91	9.09%
80050	Insurance expense	\$ 31,900	\$ 28,000	\$ 3,900	\$7.94	2.33%
80200	Legal / Professional Services	\$ 3,500	\$ 3,000	\$ 500	\$0.87	0.26%
70010	Bad Debt Expense	\$ -	\$ -	\$ -	\$0.00	0.00%
75010	Office Expenses	\$ 6,000	\$ 6,000	\$ -	\$1.49	0.44%
80350	Audit Services	\$ 3,700	\$ 3,700	\$ -	\$0.92	0.27%
Total Professional Services Expense		\$ 169,363	\$ 160,858	\$ 8,505	\$42.13	12.39%
Central Systems						
50400	Security Systems (Alarm Monitoring)	\$ 62,500	\$ 62,500	\$ -	\$15.55	4.57%
53053	Gutter Cleaning	\$ 11,000	\$ 11,000	\$ -	\$2.74	0.80%
54351	Trash Removal	\$ 111,550	\$ 108,300	\$ 3,250	\$27.75	8.16%
Total Central Systems		\$ 185,050	\$ 181,800	\$ 3,250	\$46.03	13.54%
Capital Reserve & Taxes						
90000	Capital Reserve Funding	\$ 218,859	\$ 215,995	\$ 2,864	\$54.44	16.01%
90650	Federal Income Tax	\$ 8,000	\$ 9,500	\$ (1,500)	\$1.99	0.59%
Total Capital & Reserve Expense		\$ 226,859	\$ 225,495	\$ 1,364	\$56.43	16.60%
TOTAL OPERATING EXPENSES		\$ 1,366,800	\$ 1,346,700	\$ 20,100		
INCOME / (LOSS)		\$ -	\$ -	\$ -		100%

REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION - 2025 BUDGET BOTTOM LINE

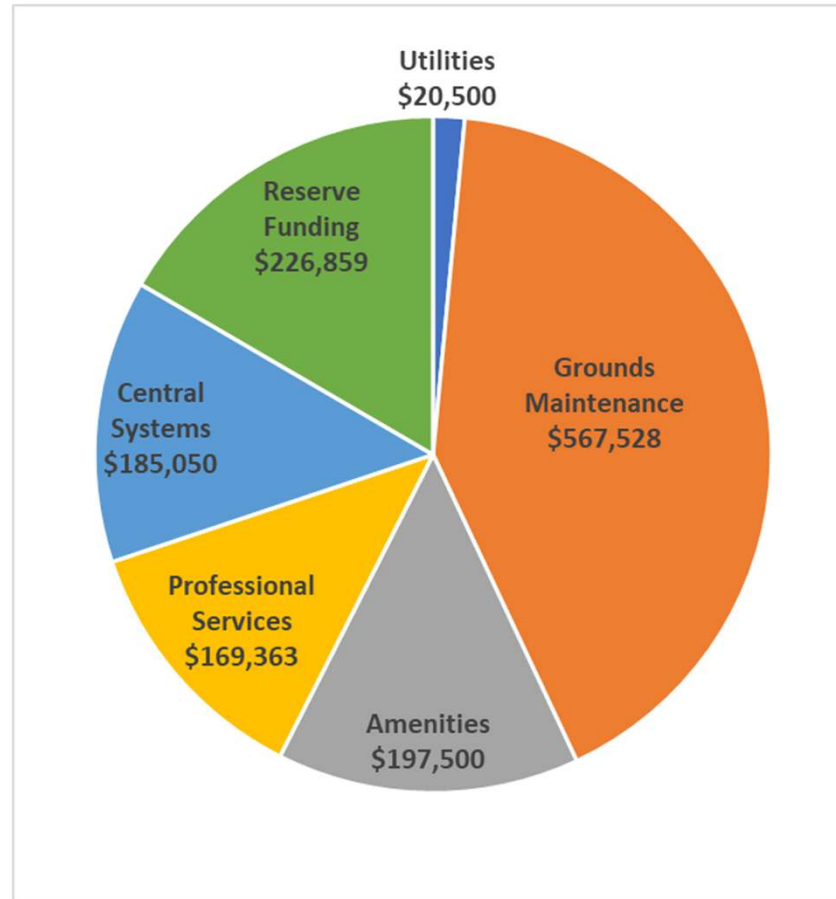
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INCOME / (LOSS)		\$ -	\$ -	\$ -	\$340.00	100%

MAJOR CHANGES TO THE BUDGET '24 TO '25

LANDSCAPE CONTRACT	6,281	
PROFESSIONAL MGMT FEES	4,105	
INSURANCE EXPENSE	3,900	
TRASH REMOVAL	3,250	
CLUBHOUSE MAINTENANCE	3,000	
SNOW AND ICE REMOVAL	-5,000	
CLUBHOUSE TELEPHONE/CABLE	-5,000	
ALL OTHER	9,564	
NET TOTAL	20,100	(= \$5 PER MO. PER HOUSE)

Allotment of Our Expenditures for 2025



Total Operating Expenses are \$1,366,800

2024 Accomplishments

presented by Bill Goldate



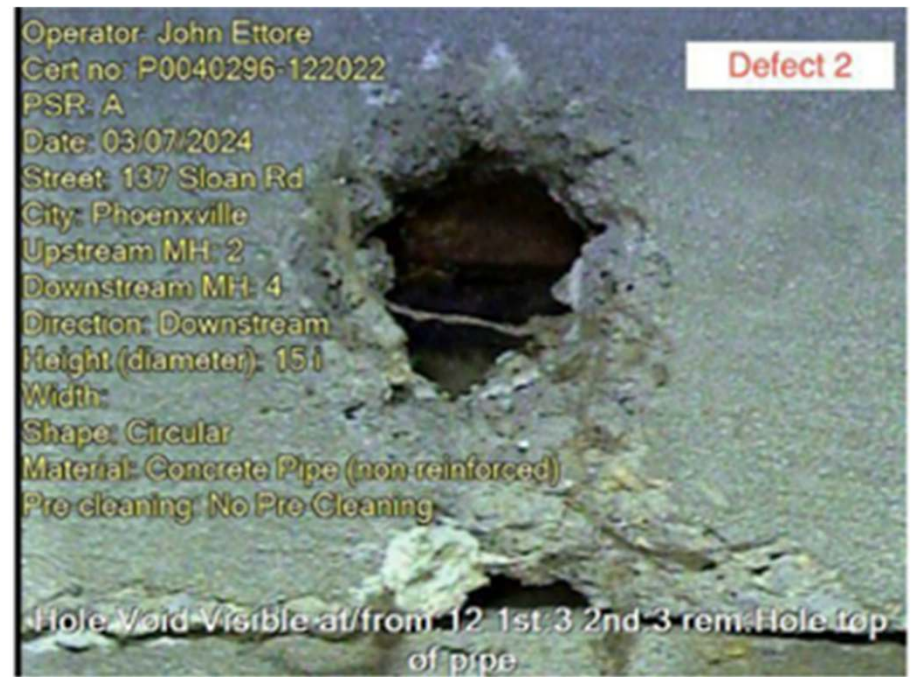
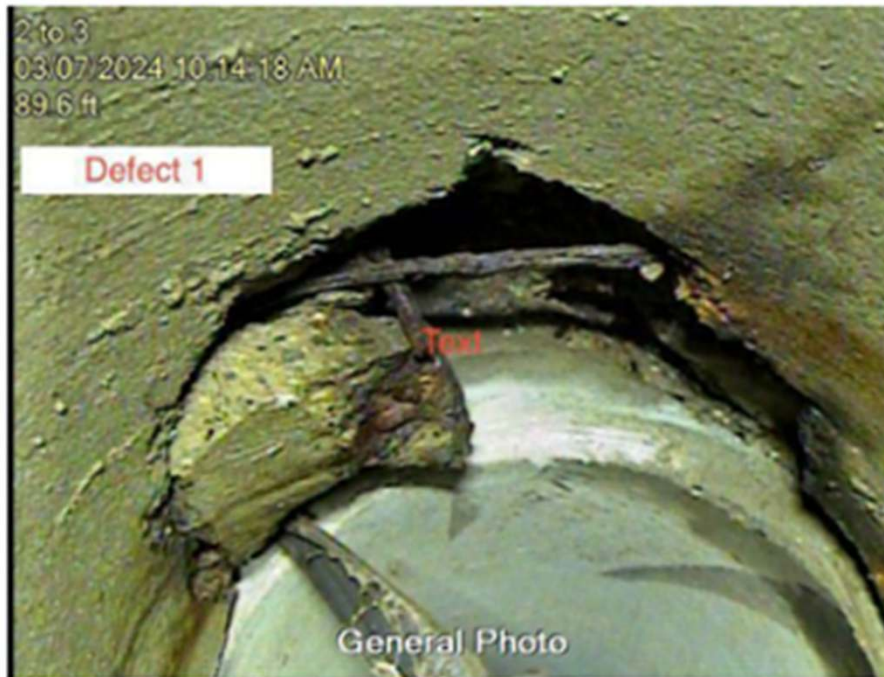
Phase 1 Stormwater Pipe Inspection and Repair Project

- Project was undertaken to confirm condition of stormwater piping system prior to start of paving project
- Inspection video showed a relatively clean piping system (no hydro blasting required)
- Four damaged piping areas were identified
- All damaged areas were successfully repaired with internal fiberglass patches
- Project oversight was provided by Bruce Sieving
- ***Phase 1 Stormwater Piping is now in excellent condition!***

Inspection Equipment



Piping Defects



Piping Defects



Prepping and Inserting The Patch



Before and After



Phase 1 Paving Project - Scope

- Milling 1½” of existing asphalt
- Spraying asphalt binder to milled surfaces
- Repaving with 1½” of fresh asphalt
- Replacement of 12 stormwater inlet caps which were damaged over the years
- Installation of new embedded entry gate control loop wiring
- Compaction of new asphalt to squeeze out air and pack aggregate particles for denser and stronger pavement surface



Phase 1 Paving Project - Highlights

- A successful test of our ability to manage large construction projects
- Implementation schedule spanned 6 months from Engineer Kickoff Meeting to Punch List Completion (DEC 2023 to JUN 2024)
- Completed without significant disruption to community activities
- Community cooperation was exceptional
- Communication was major key to success
- Completed **on time** and **under budget**
- ***Result is a clean new roadway and parking lot!***





***Milling And
Paving Equipment***

New Inlet Caps

- **About a third of the Phase 1 inlet caps needed replacement**



***Sloan Before
and ... After***



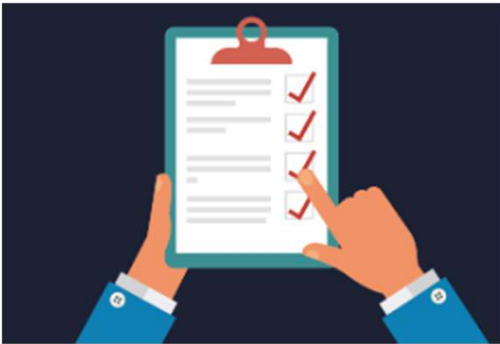
***Fairmount
Before
and ...
After***



Other Accomplishments

And Plans for 2025

Presented by Rich Houghton



Other Accomplishments



- ❑ Implemented new Wi-Fi internet, TV streaming & phone service with an expected saving of \$5,000 per year.
- ❑ Implemented a contract with Keystone Fire Alarm to review and monitor our systems at the Sloan and RH clubhouses.
- ❑ Replacement of the Sloan clubhouse 100-gal tank-type with a new tankless water heater with an expected saving of... not keeping 100 gals water hot! Also saved \$8K on the tankless type installation.
- ❑ Purchased new, more comfortable, Regency Hills clubroom furniture (8 tables and 32 chairs). As well as 8 chairs for the billiard room.
- ❑ Replaced three leaky, poorly fitting, Sloan Clubhouse Exterior Doors (gym, yoga rm, and indoor pool double doors).

Other Accomplishments (cont.)

- Replaced or lifted/leveled numerous concrete sidewalks and driveway aprons.
- Completed HVAC repairs and equipment upgrades (some units are 17 years old).
- Purchased winter patio furniture covers for Regency Hills.
- Completed upgrades to our indoor pool mechanical equipment to improve pool/air temperature and humidity control.
- Removal of Dead Ash Trees for Safety and Appearance.
- Complied with Federal Corporate Transparency Act to provide information about Board members.
- Continued efforts to keep our community looking sharp!**

2024 Accomplishments



Tankless Water Heater



Streaming TV



New Doors

Indoor Pool Heat and Humidity Control



RH Chairs



Furniture Covers



Sidewalk Repair



New Pool Control Panel

Plans for 2025

- ❑ Replacement, as Required, of HVAC Systems in Sloan Clubhouse.
 - ❑ Ongoing Dead Tree Removal for Community Safety.
 - ❑ Evaluate replacement of intercom boxes at all three gate locations.
 - ❑ Evaluate replacement of selected gym equipment at Sloan.
-
- Reminder: We spend \$15/mo. for each home Alarm Monitoring system (ADT & MY Alarm) whether you use the service or not. Optional cell phone use now available; land line no longer needed.

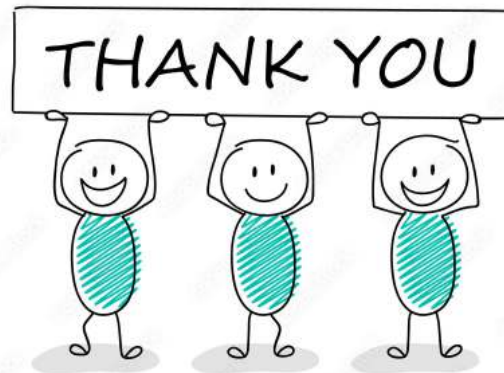
What Makes RAP Tick

Presented by Doug Loutzenhiser



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**Our Community Manager Jeff Bevan, the Board
and all the many Committee Volunteers!!**



Adobe Stock | #200300885

Volunteerism



- Volunteers are the absolute backbone of a community – the stronger they are, the stronger the community.
- Volunteers are our neighbors working together, which creates a sense of community – the value of a strong community translates to quality of life and property values.
- We have approximately 70 community members active on a Committee or the Board for 2025 (about 10% of the population). Some serve on more than one Committee!
- Approximately 38 new residents have moved to RAP in the last 2 years – what skill sets, talents, creativity and new ideas could this group have to offer? We would love to find out!

Volunteerism (cont.)

- ❑ The community cannot and should not rely solely on long-time residents – we need new residents to volunteer their time and talents to keep the community vibrant and a special place to live.
- ❑ We always need volunteers – for example, several Committees are looking for help now (Night Watch/Night Check, Landscape) and will be for the near future (Executive Board).
- ❑ Talk to a Board Member, a Committee Chairperson or other Committee Members about the opportunities and experiences in serving the community.

RAP Committees

8 Committees - with 76 members for 2025

- ❖ **ARC**
- ❖ **Communications**
- ❖ **Facilities**
- ❖ **Landscape**
- ❖ **Ponds & Irrigation**
- ❖ **Reserve**
- ❖ **Snow**
- ❖ **Social**

Make a Difference...

Join a Committee!



Architecture Review Committee

This Committee Reviews and Approves Homeowner Applications Requesting to Change the Exterior of Their Property and Maintains the Website Home Exterior (HE) Documents.

All Exterior Changes Require ARC Committee Approval Including (just to name a few):

- Landscaping
- Decks
- Tree Removal/Replacement
- Toll Remediation Work
- Painting
- Sidewalks
- Lighting
- Additions
- Porches & roofs

Committee Members Are:

Bob Derbyshire (Chair), Judy Ishler (Vice Chair),,
Gary Wahlers, Mike Koman, Anthony Giancatarino,
Mike Radich, Jim Pickens, Stan Wilhelmson, Lenny Shore



Through October of This Year the Committee has **Approved 94 ARC Requests.** Also Added Guidelines for Security Cameras

Communications Committee Objectives

Mission Statement: the purpose of the Communications Committee shall be to facilitate communication among residents of Regency at Providence (RAP) relating to common community facilities and activities

Primary Responsibilities:

- Create, edit, and distribute a monthly newsletter for the RAP community.
- Develop, maintain and distribute a directory of RAP community residents.
- Maintain and operate E-Mail based communication system for residents to distribute information quickly, including community-based classifieds.
- Maintain an Internet Website.
- Manage community-related forms and other key documents.
- Maintain a community Activities Guide providing a description of, and contact information for, all RAP community activities.
- Distribute selected (hard-copy) materials to residents.



Communications Committee

Members:

Todd Welsh

Chair, Editor of my-rap.net Website

James Young

Secretary

Ruth Chillemi

RAP Directory Regency News Coordinator

Charlie Jones

RAP Sheet Editor

Lucy Hornstein

Member at Large

Setta Jacobs

Regency News Coordinator

Pat McCann

Calendar Coordinator, Liaison from Social Committee

Bill McDowell

Website Editor (understudy)

Donna Smith

Member at large



Facilities Committee

- **Primary Responsibilities:**

- Advise the Executive Board on issues affecting the use & enjoyment of all Association Common Facilities.
- Arrange or Recommend for the repair and maintenance of Common Facility Equipment.
- Prepare Budget request for repairs and projects each year.

- **Co-Chairs – Maria Derbyshire and Frank O’Connor**

- Secretary – Peg West

- Treasurer – Mary Ann Chism

- **Sub-Committees:**

- Annual Inspection: Mike Radich & Karen Windau
- Club Room Rentals: Leslie Davis (S) / Mary Ann Chism (RH)
- Entrance Gates: Stan Merritt (S) / Maria Derbyshire (RH)
- Night Watch: Jim Varvaris (S) / Bob Derbyshire (RH)
- Patriotism & Closets: Ray Buckley
- Repairs: Gary Wahlers & Stan Wilhelmson (S) / Dave MacFarland (RH)
- Swimming Pools: Frank O’Connor (S- indoor/outdoor) / Arlene Smith (RH- outdoor)
- Tennis/Pickleball: Jim Tackett
- Member at Large: Nino Morello



***Thanks to All
that Help!!***

Landscaping Committee

Purpose: Maintaining The Overall Health and Landscape Appearance of the Common Outdoor Property of RAP Which Includes:

- Common Area planting beds at RAP entrances, around clubhouses, eyebrows, gazebo, rain garden, etc.
- Trees, shrubs, and flowers in the common areas
- Walking Trails



Responsibilities:

- Survey common outdoor property on a regular basis and identify the need for routine maintenance in coordination with the HOA Management Co.
- Assess the need to replace diseased, damaged or overgrown trees and shrubs in the common areas.
- Provide recommendations to the Board for landscape improvements.

Landscaping Committee Members

Mary Tilger	Chairperson
Len Lobel	Secretary
Nancy Cary	Phase 1
Peg West	Phase 1
Ralph Hoppel	Phase 2
Joe Contegiacomo	Phase 2
Tina Stokes	Phase 2
Tim Frantz	Phase 2
Vera Noll	Phase 3
Mary O'Connor	Phase 3
Ed Idzik	Phase 4
Len Nespoli	Phase 4



Ponds, Stormwater, Irrigation Committee

Purpose:

The Ponds, Stormwater and Irrigation Committee is responsible for the management of the five Common Area irrigation systems, the community stormwater system and the maintenance services for the four ponds. This includes monitoring the performance and contractual obligations of the contractors hired to conduct these services.

Members:

Bruce Sieving - Chairperson

Kurt TeKolste

Linda Kulp

Ray Buckley

Larry Carbonari



Reserve Committee



Mission: The Reserve Analysis Advisory Committee focuses on RAP Reserve issues, especially the latest Reserve Fund Study, projected reserve expenditures, and their required finances. The primary goal of the committee is to assist the Executive Board in financial planning by providing detailed information and recommendations regarding changes that should be made in the assessments, cost estimates, projections and financial analysis.

Members: Tom McCarthy (Chair), Peg West, Ron Thompson

Social Committee Activities

Mission: “The Social Committee exists to strengthen the bonds of community, to create a welcoming environment, and to encourage active participation by residents. Organized social activities will be used to foster a true sense of community”.

Primary Responsibilities include organizing social activities such as:

- Community parties –July 4th, End of Summer, Movie Night, Gazebo Live Music Concert, Starry Night, Line Dancing, etc.
- Dinners – Holiday Dinner, Progressive Dinner, Lunch Bunch, Wine Club
- Game nights – Pinochle, Mahjong, Scrabble, Bingo
- Trips - Phillies, NYC



Social Committee Members

Mary Phelps

Enid Lobel

Cassie DeBow

Debbie McDowell

Pat McCann

Barbara Woodall

Donna Varvaris

Jeanie Kunz

Lea Tyler

Barbara Milligan

Meg Aument

Diane Kolodinsky

Cindy Lazorik

Lori Sarosy

Chairperson

Vice-Chairperson

Treasurer

Secretary

Calendar Coordinator

Purchaser RH

Purchaser Sloan

Co-Chair Activities & Speaker Series

Co-Chair Activities & Speaker Series

Activity Coordinator

Activity Coordinator

Activity Coordinator

Activity Coordinator

Activity Coordinator





Snow Committee

- Primary Responsibility - Coordinate with Community Manager to determine appropriate actions to effectively and economically manage the Snow removal efforts, receiving feedback from the individual Phase Spotters on local conditions.
- **Committee Co-Chair:**
 - Todd Welsh & Al Narducci**
 - Snow Spotters
 - Phase 1: Ted Boris
 - Phase 2: Ralph Hoppel
 - Phase 3 Frank O'Connor
 - Phase 4: Jim Tackett



"I hope the sun comes out. I'm trying to get down to a size 6."



Tom Davis

