



**HOA Board Meeting
October 14, 2025
Minutes**

Board Members in Attendance: Bill Custead, Keith Miller, Lynne Partridge, Lisa Smith, Janie Stopford, and Becky West, John Rego

Absent: Patty Pino, Craig Costantino, Andrew Davis,

Residents in Attendance: None

CALL TO ORDER: 6:47 pm Lynne Partridge, Chair

MINUTES: Lisa Smith, Secretary

Minutes of August 12, 2025 meeting were approved via text on September 9, 2025 and posted to the website

ANNOUNCEMENTS:

We have had a successful summer 2025 season and the pool was closed on September 14th. The new water filters and service company are so far working very well.

We continue to wait on word about progress on our County water project. Keep in mind that residents should consider and save to replace the water lines from the street to individual homes. Planning now for that expense could prevent a disaster down the road! Pipes continue to [break](#) due to age and we try to address each emergency promptly. Just a reminder that when the small ¾" in line breaks it is the responsibility of the individual home owner, but when the break occurs at the larger 3" line the HOA will bear the cost.

**In the event of a water emergency please reach out to the HOA Board or
feel free to call Deppe Bros. directly at 410 - 430 - 4374.**

TREASURER'S REPORT: Patty Pino

Patty reports that, "Attached are our [financial reports](#); balance sheet and profit and loss report(←See Link)... I did have our accountant make journal entries to clean up quickbooks...I have sent out a statement to everyone that has an outstanding balance so they are aware of what to pay for their next installment." Everyone seems to be up to date except:

Dues: 1 Resident who reports it is in the mail.

Boat Slip: 1 renter still owes \$200 and another owes \$100, unpaid slips renter will not get a slip next year.

Looking into balance for boat dock loan



COMMITTEE REPORTS

Well: Bill:

- doing great! Thoughts to add gravel outside of pumphouse

County Water Project Update: Bill

- Surveyors estimated to complete their scope in 2 weeks and then 3 months for County

Infrastructure: Pipe Leaks

- Recent leak at #43
- Need to recall, record, and share every pipe break with community
- Per Pete Cosby's recommendation Janie and Craig will meet with ServiceToday to discuss the initial complaint about plumbing repairs which lead to pipe breakage
- Bill to reach out to Deppe Bros regarding break and whose responsibility

Pool: Janie

- Janie would prefer to wait on pool winterization until after the burn pile burn, as running water is required by the County for the burn. Because there is the possibility of pool pipes freezing, the Board decided it best to winterize before the burn. The phragmite crew will help run the five hoses needed on Thanksgiving weekend. .

Lawncare: Janie

- Estimate for tree removal \$830.00, motion passed to remove tree adjacent to parking lot B

Parking lot repairs: Janie

- Review two estimates and decide
- Circle back to John Rego for total \$ for parking lot repairs & send vote to board for approval

Architectural Review: Andrew and John

- Scheduled walk of properties 10/16-10/17, notices will go out to residents for recommended repairs/maintenance

Wetlands

- scheduled phragmite cut thanksgiving weekend, include area to right of dock

Boat Dockyard: Craig and Janie

- Two boats on drainage field
- Add signage to drainfield that vehicles will be towed



Septic Field/Pumps: Janie

- No wipes in townhome B at recent pumping

Warehouse: Craig

- water infiltration better

Burnpile: Craig & Janie

- Friday after Thanksgiving

Driveway/Dumpsters: Janie

- Estimate to install privacy fence behind dumpsters is \$2,550 for materials and labor, Early Spring completion
- Deppe repair of Pool Lane

Sunshine/Social Committee:

- No report

New Business:

- 10/11/25 Pipe break \$4,500 repair, Bill will reach out to Deppe to determine where break occurred and who's responsible
- Dead tree in Parking Lot B. Estimate to cut/remove: \$829.23, approved
- Dumpster fence to contain trash approved
- Boats parked on drainage field, Lynne to reach out to owners of the boats to remove them or they will be towed

Annual Goals: Goals for Term

Finance Committee: Patty Pino, Becky West, Jeff Stopford, Lynne Partridge

- Develop guidelines for bookkeeping practices based upon reserve recommendations
- Date of first meeting tbd

Board Documents: Becky

- please send any document that should be saved to Becky
- Update repair spread sheet with latest pipe and well repairs

Infrastructure Planning: Lynne, Bill, John, Andrew



- develop long range plans for replacement of the dock, future pool replacement/repairs, septic system repairs/replacement
- Schedule date to meet
- Tennis court revitalization

Bylaw Review: Lynne

- (a small group to review the bylaws and update to bring rules up to today's standards)
- Schedule date to meet

Next HOA Meeting: Budget Meeting scheduled for January 2026

Meeting Adjourned: 7:37PM



 Secure Checkout 

More Actions

ESTIMATE

You Dump It LLC

6671 Bent Pine Rd, Skylar Snead
Willards, MD 21874



Phone: [\(443\) 735-9039](tel:(443)735-9039)

Email: wrestling1351@gmail.com

Prepared For

Jamie Stopford
(484) 620-9102

Estimate #	1889
Date	09/16/2025

Description

remove one large dead white pine tree.

Fell tree along the ditch and road way, remove all
wood and debris. Cut as low as possible

Subtotal	\$828.93
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Total	\$828.93
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