

## HHA Board - Open Meeting Agenda – April 8, 2026

Date/Time: Wednesday, April 8, 2026 @ 7:30PM

Location: Clubhouse

Attendees: HHA Board

Special invitees: Trident Property Management

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes (March 11, 2026)
3. Treasurer's report - bank account balances as of
  - a. Common Op - \$
  - b. Townhouse - \$
  - c. Comm Res - \$
  - d. Town Res - \$
4. Public Comment on Non-Agenda Items
5. Agenda Items
  - a. **Architectural Variances**
    - i. Management suggests the Board create AVR standards for the community to help with timely processing with requests and help to maintain community wide uniformity and consistency when processing requests.
    - ii. Request submissions
      1. 118 Chapel Court - front door, screen door
    - iii. Approvals
      1. 84 Canterbury Court - shed
      2. 91 Canterbury Court - deck
      3. 10 Wyndham Court - windows
    - iv. Denials
      1. 10 Wyndham Court - front door
  - b. **Board Decisions since March 2026 meeting:**
    - i. Replacement of stairwell light in clubhouse \$225
    - ii. Updated Superior Custom Flooring proposal once flooring was selected \$8,048.51
    - iii. Brogan Landscaping March 1, 2026 - December 31, 2027 \$26,609.36
    - iv. Denied a request for Julia Yauneridge (not a resident) to run a free tennis program due to risk of liability with outside organizations.
  - c. **Common Area Maintenance**
    - i. **Tree/Brush Removal:**
      1. Dead tree behind 137 Brookfield Court - leaning tree will not affect dam or sluice; considered woods.
      2. Sluice behind 127 Lambeth Court - A large tree broke in half; waiting on removal quote(s)

3. Hastings Court owners request that the brush be cleared back at least twice a year behind the townhomes. Does the budget allow?
  4. Management recommends that the Board create a tree removal policy/resolution for handling homeowner requests to remove trees, inspect trees and how the Board maintains and removes trees going forward
- ii. **Suice/Dam/Pond:**
    1. Cleanout of sluice and dam area
      - a. Brogan proposal 12190 - \$960
    2. Homeowner at 118 Chapel informed the Board that the pond was dredged back in 1990
  - iii. **2026 Paving Projects**
    1. Chapel Court
      - a. DiRocco Bros Inc - \$35,693
      - b. Asphalt & Repair Paving - \$40,900
      - c. JENA Asphalt Solutions - \$59,172.19
    2. Brookfield Court
      - a. DiRocco Bros Inc - \$47,096.60
      - b. Asphalt & Repair Paving - \$30,600
      - c. JENA Asphalt Solutions - \$42,063.85 plus catch basin repair \$2,750.00
  - iv. **Clubhouse Flooring Project**
    1. Flooring has been selected and the Board is waiting for an install date.
- d. **General Matters**
- i. **Hastings & Wyndham Court parking issues**
    1. Wyndham - install no parking stripes in front of 12
    2. Hastings - Enforce number of cars allowed per townhome; inoperable vehicles prohibited, vehicle inspections and registrations maintained
- e. **2026 Pool Season**
- i. Pool opening & verification of pool hours, rules
  - ii. Pool tags
    1. Creation
    2. Distribution
  - iii. Pool maintenance
  - iv. Pool electrical inspection
    1. Derek to schedule
- f. **2026 HOA Election Planning**
- i. Election Committee
  - ii. Nomination forms
  - iii. Distribution
    1. Door knocker bags rather than mailboxes

2. Trident suggests including a copy of each home's current account statement and a letter alerting each home that any home with a past due balance will not be eligible to run for the board, vote, or receive pool tags when nomination forms are distributed on April 28th.
- iv. Neighborhood Planning
- v. Block Captains
- g. Signage**
  - i. "No Soliciting" signs at the entrances**
    1. Signs approved in 2025
    2. Need to order signs and have them installed.
    3. Date for installation???
  - ii. Pool Signage: "No Cigarettes, No Marijuana, No Vapes, No Alcohol, No Pets"
    1. Signs were approved before the 2025 pool season
    2. What needs to be changed from what was approved last year?
    3. Date for installation?
  - iii. Dumpster Signage
  - iv. Street Signs**
    1. Management inspected street signs. The following courts need new poles and or/reset the pole:
      - a. Brookfield, Wyndham, Highland, Hastings, Chatham
    - 2. HA Weigand Inc proposal for 7 signs and posts to be installed \$1,484.00**
- h. 2026 Spring Yard Sale**
  - i. Scheduled for May 16 8am - 2pm
  - ii. Lemonade and bake sale for the kids to run
  - iii. Will be advertised in Facebook Downingtown groups, sign at entrance
- i. Social/Event Committee**

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Adjourn Meeting

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6. Executive Session

- a. Closed to the public to review legal matters and next steps with Homeowner Grievance Reports and delinquent accounts, etc.

Next Meeting – May 13, 2026 @ 7:30pm