

**MARLTON VILLAGE HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, September 8, 2025**

Meeting was called to order at 7:00 pm

**I. Call to Order – Roll Call**

Roll call was taken and all Members of the Board were present: Marsha Jenoff, Donna McGraw, Gene Amodei, Dottie Jones, Regina Wende, Lou Pelosi, Frank Villari, Francis Burnette. Also present is Board Attorney Chester Luszcz and Board Manager Laurie Lynard. Let the record reflect all who are in attendance.

**II. Approval of May Meeting Minutes**

Minutes are approved with no corrections. Motion by Donna, seconded by Regina with all in favor.

**III. Residents' Concerns**

Mark Wright (166 Cypress) is in attendance at the meeting and has concerns about yellow lines recently painted curbs re: parking in Cypress Court. Rules say that cars left on common ground must be moved every 3 days or are subject to notice and subsequent towing. Mr. Wright has 3 cars in his household, one of which he only uses occasionally. Board Manager Laurie Lynard explains that right now there are more cars on Cypress than there are parking spaces. We cannot have people parking wherever they want and leaving cars as this poses issues for police, medical, fire personnel if they are needed in an emergency situation. Laurie suggests that perhaps he could use his driveway for car that's driven infrequently and use common spaces for personal vehicles that are more frequently used and therefore would not be an issue in the same spot for 3 days at any time. Mr. Wright is concerned that just Cypress Court is being singled out, but Laurie points out that other streets have yellow lines painted. Laurie is always open to residents notifying her if their car will be there for more than 3 days without being moved (eg. vacation, etc.). Before a car is actually towed a sticker is put on to enforce this rule so owners do have advance notice to rectify. Mr. Wright appeals to the Board for a special dispensation and Mike says that Board will consider.

**IV. Architectural Report**

Received 2 requests – 1 for new AC unit and 1 for new roof.

**V. Treasurer's Report – Account Balances as of August 31, 2025**

CD Account =	\$119,658.23
TD Money Market =	\$100,789.47
TD Checking Acct=	\$35,524.14

TD Money Market Reserve Chkg Acct=	\$363,679.99
Fulton Bank Money Market Reserve Account=	\$225,918.45
Citizen Bank Money=	\$53,045.75
Total Account Balances=	\$898,616.03

The month of August was a good month financially. After all expenses and bills were paid for the month, there was a positive net income of \$27,839.41.

But as you can see, we are still in great financial shape.

#### **VI. Management Report:**

Pool is officially closed. Laurie reports a good pool season – very happy with performance of lifeguards. Reports to the Board that AquaSafe contract needs to be reviewed soon for renewal, but Laurie suggests that we try a year-to-year contract with them. Discussions about pool vacuuming, resurfacing, lifeguards and broken ladder in pool and Laurie notes and will take care of that before next pool season.

Scott Jenkins has contacted Laurie and has completed 3 years of audits and will be at October’s Board meeting to explain/discuss.

Re: Rental Units – as of 9/3 we have 98 rental units. Of those 98 Laurie was able to get information on 90 of them (registered). She will be reaching out to the Township to find out when we can expect them to enforce violations for those who have not registered their units. She will continue to keep Board apprised of any information she receives.

Discussions relating to home that is being rebuilt from fire and Laurie will find out any information that she can and report back.

#### **VII. Old Business**

Gene has concerns about debris being cleaned up in front of home on Hawthorne.

#### **VIII. New Business:**

Dottie reports that she has spoken with several new homeowners that were unaware that they could obtain newsletter online. Laurie does send new homeowners a “Welcome Letter” that directs folks to the website for MV.

**IX. Closed Session**

Motion to adjourn at 7:45 by Regina that is seconded by Gene with all in favor.