

2023/2024

President's & Board of Director's Report

Lantern Hill Property Owners Association

2024 Annual Meeting

The Lantern Hill Property Owners Association (LHPOA) board continues to be a good steward and act in the best interests of the entire Lantern Hill Community. The LHPOA board appreciates the community's support as we move into 2024 and the future.

I would like to outline some key accomplishments in 2023 and provide an outlook into 2024 and our path forward:

1. Communications
 - a. Website:
 - i. improvements have been made with the addition of tabs to announce activities, news in the neighborhood and items of interest around the region. Message Board is also capturing frequent announcements.
 - b. Board minutes are promptly communicated to the community via several avenues – email, website and US Postal Service
 - c. Community Facebook page – our thanks to Chad Burkins and Joe Hogan
 - d. Social Activities:
 - i. Halloween house contest
 - ii. Meet and Greet
 - iii. Golf
 - iv. Caroling
2. Liaison with Doylestown Borough Council:
 - a. Established relationship with key Borough officials (Jack O'Brian, council president)
 - b. Future: need to make the Borough aware of our disappointment in lack of a comprehensive repaving plan of borough streets which impacts our community. Borough knows that this is a key concern
3. Committees: Thank you to all who serve on a committee!
 - a. Architecture & Landscaping (A&L):
 - i. Current process has led to decreased review times.
 - b. Communications:
 - i. Mentioned above
4. Community Roofing Project
 - a. Financial model created to monitor cost of project and manage:
 - i. Impact of rising material costs
 - ii. Competitive bidding process
 - iii. Allows association to make the best use of reserves by spreading the process out over the coming years while allowing reserves to continue to build for our projects on the horizon (repaving of alley's, sidewalks, etc.)

- b. A detailed assessment of the condition of the roofs has been conducted
 - i. Prioritization exercise ongoing to stage roof replacements
- c. 64 of 117 roofs have been replaced
 - i. 26 to be replaced in 2024
 - ii. Project scheduled to complete in mid-2025
- 5. Financials
 - a. Operations Fund finished in the black for 2023 (nearly \$18,000)
- 6. Community improvements:
 - a. 2023 Accomplishments:
 - i. Roof replacements on 27 homes
 - ii. Construction of white privacy fence along Edison
 - iii. Pruning/removal of trees within the neighborhood
 - 1. Focus on berm due to erosion issues
 - iv. Sidewalk repairs and replacements as needed
 - v. Alley crackfill and repairs as needed
 - b. 2024 Objectives:
 - i. Community roof replacements (26 additional homes)
 - ii. Edison/Woodbridge berm
 - 1. Landscaping of berm
 - a. Grass seeding and landscaping
 - b. Drainage repair/correction
 - 2. Placement of white privacy fencing along Edison
 - iii. Woodbridge Dr.
 - 1. Continued wetlands improvement
 - 2. Additional landscaping along Woodbridge Dr
 - 3. Removing pine trees near footbridge and replace with hedging
 - iv. Pruning of trees within the neighborhood
 - v. Sidewalk repairs and replacements as needed
 - c. 2025 & beyond:
 - i. Complete roofing project – 27 homes
 - ii. Alleyway paving
 - 1. Drainage improvements
 - iii. Complete fencing along north edge of community
 - iv. Sidewalk replacement with paving blocks in community
 - 1. Runoff from home to sidewalks a concern
- 7. Thanks to outgoing board member John Wolfe for his 4 years of service to the community

Respectfully,

Anthony (Tony) Arleth
President, LHPOA BOD