

2024/2025

President's & Board of Director's Report

Lantern Hill Property Owners Association

2025 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 2025.

I would like to outline some key accomplishments in 2024 and provide an outlook into 2025 and our path forward:

1. Communications & Social Activities
 - a. Website:
 - i. Board minutes are promptly communicated to the community
 - b. Community Facebook page
 - c. Social Activities:
 - i. Halloween house contest
 - ii. Meet and Greet
 - iii. Golf
 - iv. Christmas Caroling
2. Doylestown Borough Council:
 - a. Board will continue to communicate to 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 but fails to act!
3. Committees: Thank you to all who serve on a committee!
 - a. Architecture & Landscaping (A&L):
 - i. We thank Lucy McCade and Jeffrey Frank for their past and continued service. We especially want to thank Bob Cebrick for his many years of service on the A&L committee. We will miss him!
 - ii. Completed interviews for 2 vacancies on the A&L committee
 - b. Communications:
 - i. Mentioned above
4. Community Roofing Project
 - a. Board use of financial model to monitor ongoing cost of the project:
 - i. The impact of rising material costs has been mitigated
 - ii. Allowed the 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 alleys, sidewalks, etc.)
 - b. 90 of 117 roofs have been replaced
 - i. 27 roofs to be replaced in 2025
 - ii. Project scheduled to complete in mid-2025

5. Financials
 - a. Operations Fund finished in the black for 2024
 - b. We will be conducting a capital analysis in 2025
6. Community improvements:
 - a. 2024 Accomplishments:
 - i. Roof replacements on 26 homes
 - ii. 3 Community Bulletin Boards installed
 - 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. 2025 Objectives:
 - i. Finish community roof replacements (27 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. Pruning of trees within the neighborhood
 1. Including pine trees near footbridge
 - iv. Continue sidewalk replacement with paving blocks in community
 1. Sidewalk repairs and replacements as needed
 2. Runoff from home to sidewalks a concern
 - v. Woodbridge Dr. facing Veterans Lane
 1. Continued wetlands improvement
 2. Additional landscaping along Woodbridge Dr (this has been delayed due to drought in 2024)
 - vi. Alleyway paving
 1. Engineering study to be done in 2025 including drainage improvements
7. Thanks to my fellow board members, Scott Neilson and Melissa Regan and property manager Michael Klein for their service to the community

Respectfully,

Anthony (Tony) Arleth
President, LHPOA BOD