

**Village of Long Creek
Board of Directors Meeting
May 27, 2026**

Board Attendees: Ruth Leaming, President; Dorene Grant, Vice President; Susie White, Treasurer; Eric Dean, At Large

Approximately 33 community residents were in attendance in person and on zoom.

Meeting was called to order at 6:00pm.

Approval of April Meeting Minutes were approved as presented.

Dino announced the new board: Ruth Leaming, President; Dorene Grant, Vice President; Susie White, Treasurer/Secretary; Eric Dean, At Large; Charlie Pinchot, At Large

Committee Reports

Activities Committee – Cheryl Ford

- The next 3 happy hours will be \$3.00. each. Everyone will be asked to bring food to share. We will be paying attention to the 250th anniversary of our country. There will be no happy hour in July.

Governing Documents – Mary Ohara

- The governing documents committee has had a busy year rewriting MDRs and Governing Documents.
- Those participating on the committee with Mary are Clara Zawistowski, Melody DeVoe, and Ruth Leaming.
- Topics that were addressed include:
 - Pets, Parking
 - Trash and recycling
 - Outside basement access
 - Garden beds. All will now be maintained by Green Acres
 - Garden ornaments
 - Proposed education sessions

Architectural Review Committee – Marion Bowman

- There have been 14 requests this year
- There has been quick turn around

Clubhouse Committee – Cheryl Werner

- Inspection for the Fire Department and HVAC have been completed
- Replacing the acoustic tiles is being reviewed with Dino
- Cheryl oversees keeping the clubhouse reservation list
- Sponsors Get Artsy
- Is sponsoring safe driving classes
- Arranges for speakers to come speak on topics of interest

Communications Committee – Sharon Dickol

- Updates the resident and referral lists twice a year
- Publishes the neighborhood newsletter, which is compiled by Cheryl Werner, every two months
- Keeps track of who visits the VOLC website

Finance Committee – Presented by Mary Ohara

- Monitors amount spent versus budget
- Develop 2026 budget
- Monitor 2026 budget to date
- Reviews the Capital Reserve accounts amount spent
- Provides feed back to the community
- Develop 2027 budget

Treasurer's Report

- Assets and Liabilities are in check
- YTD is very close to budget
- No outstanding bills

Gardens Committee – Judy Pannucci

- The garden committee has been cleaning up in the front of the development
- Have added spring annuals in hanging baskets
- Have laid down brown mulch
- Purchased a new hose

Grounds Committee – Richard Grant

- See attached grounds report

Technology – Mike Ostroski

- Upgraded software
- Added new components to zoom

Welcoming Committee – Susie White

- We welcomed 3 new families in May.

From the President – Ruth. Leaming

- The Meet the Board event we had last year was very successful.
- Thank you to the committees.
- The dumpster event was successful.

Community Discussion

- Linda Tracht thanked the volunteers and reminded people to pay attention to the bylaws.
- Sidewalks – Discussion regarding keeping sidewalks safe. The board assured the community that they are looking into options and will report back.
- Prospective buyers can find information on the website about deed restrictions.

Meeting adjourned at 7:15pm.

Respectfully Submitted

Susie White

VOLC HOA TREASUER/SECRETARY

GROUNDS IN THE REARVIEW MIRROR

2025/2026

The year began with a successful transition as we moved from Brightview to Green Acres. There were a few inevitable hiccups but we, as a committee, are pleased with the result and from comments we hear believe that the community is happy as well. Key to the successful transition were periodic meetings with GA management as well as weekly communications between the committee and the GA manager for our property.

A major coup for the community was Bob Leaming's work with our local politicians and ultimately, New Castle County Conservation District, to bring about the regrading and some re-piping on the west side, long an area of concern to the community. The goal was to improve drainage and prevent constant muddy conditions and standing water. A contractor was identified to do the work and funding was provided by Senator Hanson and Representative Morrison, all at no cost to the community.

After we got done patting ourselves on the back for that one the accomplishments for the rest of the year, while important, seem rather mundane. They were:

Repairs and maintenance to split rail fences on the west side and near the entry.

As recently as last week during their annual inspection we got a very favorable report from New Castle County regarding the condition of our nine water quality basins. These are maintained to county requirements by us through Green Acres.

We had an inspection tour with an arborist from Bartlett Tree Service to assess the winter damage to many of our trees and shrubs especially flowering varieties. He felt that most, if not all, would recover and suggested leaving them alone and giving them time and, sure enough, he was right. During a stretch of very warm weather two weeks ago most have pushed out leaves and are coming back.

Recently some of our benches showed some damage, again, due to a hard, cold winter. Once again Bob Leaming stepped up and contacted the manufacturer who agreed to send us new legs for two of the benches at no cost! A shout out to Bob Dickel who offered some keen insights and helped replace the damaged legs.

We managed a late summer/early fall community wide spraying to control broadleaf weeds that started appearing after a summer that was hard on our grasses. The hardest hit areas were near and around the basins where too much shade stunts the grasses and allows openings for weeds.

We worked with IPS and Green Acres to help resolve homeowner complaints.

We worked with homeowners and Green Acres to get through a difficult winter with two bigger than normal snowfalls accompanied by very cold conditions making clean up difficult. Homeowner patience and cooperation were appreciated.

Last but not least, we came upon an inexpensive, effective way to drain standing water from two sections of sidewalk making walking safer.

Submitted May 27, 2026, by the Grounds Committee

Dick Grant-Chair

Bob Leaming

Carol Renna

Eric Dean – Board Liaison