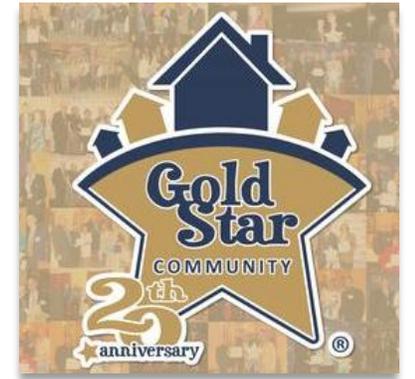


# Annual Homeowners Meeting

*Regency at Providence Community Association*

*A Gold Star Community*

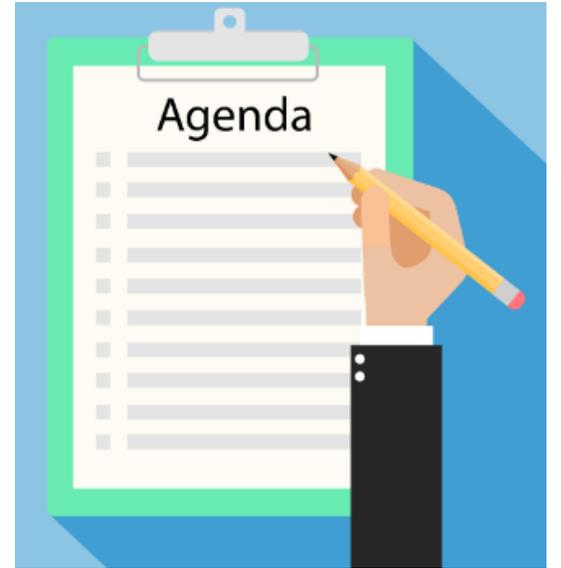


**November 19, 2025, Meeting**

Rev 11-18-25

# AGENDA

- **Welcome and Pledge of Allegiance - Doug Loutzenhiser**
- **Introductions - Doug Loutzenhiser**
- **Board of Directors Election - Doug Loutzenhiser**
- **Gold Star Awarded to Regency at Providence - Doug Loutzenhiser**
- **RAP Finances - Bill Schalleur**
  - **Treasurers Report**
  - **Reserve Analysis**
  - **2026 Budget**
- **2025 Accomplishments / 2026 Plans – Bill Goldate / Rich Houghton**
- **Presentation of President’s Plaque – Rich Houghton / Ray Buckley**
- **Recognition of Committees & Volunteers – Tom Davis**
- **Q & A followed by Election Results - Doug Loutzenhiser**



# ***Introductions***

## ❖ **2025 Board of Directors**

<b>Doug Loutzenhiser</b>	<b>President</b>
<b>Tom Davis</b>	<b>Vice-President</b>
<b>Bill Schalleur</b>	<b>Treasurer</b>
<b>Rich Houghton</b>	<b>Secretary</b>
<b>Bill Goldate</b>	<b>Director at Large</b>

## ❖ **CAMCO Management**

**Jeff Bevan, RAP Community Manager**



# ***Term Status for Board of Directors***

		<i><b>Current Term</b></i>
Doug Loutzenhiser	President	Nov 2024 - Nov 2026
* Tom Davis	Vice-President	Nov 2023 - Nov 2025
* Rich Houghton	Secretary	Nov 2023 - Nov 2025
Bill Schalleur	Treasurer	Nov 2024 - Nov 2026
Bill Goldate	Director-at-Large	Nov 2024 - Nov 2026

\* ***Term Ends in November 2025***



# *Candidates for Board Positions*

Three nominations were received for two positions:

- Tom Davis
- Rich Houghton
- Bruce Mitchell

Ballot counting and results announced at the end of our meeting today.



*"Let me be Perfectly Vague"*

# ***Gold Star Community***



**Regency at Providence originally received our Gold Star Certification in March 2016, and has been re-certified in 2019, 2022, and most recently in October 2025.**

# ***Why Gold Star Matters***



- **Credibility and Trust**
- **Enhanced Property Values**
- **Recognition of Best Practices**
- **Marketing Advantage**
- **Resident Satisfaction**

# ***What Makes a Gold Star Community***



- **Financial Stability**
- **Governance**
- **Reserve Funding**
- **Transparency and Communication**
- **Insurance Coverage**
- **Community Engagement**

# ***Recent 2025 Gold Star Community Award Announcement***



“On behalf of CAI Keystone's Gold Star Committee, I am pleased to inform you that Regency At Providence Community Association Gold Star application has passed! Congratulations on your Gold Star Community status! We will present your Gold Star recognition at our 50th Anniversary Excellence Awards Gala on Wednesday, Dec. 3, 2025, at the Franklin Institute in Philadelphia, PA.”



# ***RAP Finances***

***presented by Bill Schalleur***



# *Treasurer's Report thru Oct. 2025*

TREASURER'S REPORT						
October 31, 2025						
CAMCO STATEMENT:						
CASH BALANCES for OCTOBER 31, 2025						
				adjusting		adjusted
				entry		balance
OPERATING FUNDS	\$	276,159		0	\$	276,159
RESERVE FUNDS		<u>1,562,908</u>		<u>0</u>		<u>1,562,908</u>
TOTAL FUNDS	\$	1,839,067		0	\$	1,839,067
Comments:		For the ten months ended October 31, 2025, all Reserve Fund expenditures have been reimbursed to the Operating Fund. The amount of reserve expenditures year-to-date total \$145,808.				

# Treasurer's Report cont.

STATEMENT OF REVENUES AND EXPENSES				10 MONTH ENDED- OCTOBER 31, 2025		
			ACTUAL	BUDGETED	VARIANCE	
			10 month	10 month		
			YTD	YTD		
OPERATING INCOME		\$	<u>1,141,664</u>	\$ <u>1,139,000</u>	<u>2664</u>	
TOTAL INCOME		\$	1,141,664	\$ 1,139,000	2664	
OPERATING EXPENSES						
UTILITIES		\$	16,757	\$ 18,049	1,292	
CENTRAL SERVICES			146,851	145,041	-1,810	
CLUBHOUSE & POOL			167,635	168,741	1,106	
GROUNDS MAINTENANCE			454,097	453,860	-237	
PROFESSIONAL & ADM.			137,070	138,052	982	
<u>CAPITAL RESERVE &amp; TAXES</u>			<u>189,712</u>	<u>190,383</u>	<u>671</u>	
TOTAL EXPENSES		\$	1,112,122	\$ 1,114,126	2,004	
OPERATING NET		\$	29,542	\$ 24,874	4,668	
Comments: The 10 month actual operating results are slightly more favorable than the budget by \$4,668. All expense categories are in line with budget expectations. For snow removal, actual expenses for 10 months are \$45,200 below the full year's budget of \$170,000.						

## HEALTH OF OUR RESERVES AS OF OCTOBER 31, 2025

INVESTMENT	MATURITY	LADDER	AMOUNT	RATE	NOTES
<b>JANNEY</b>					
State Bk of India	11/20/2025		\$210,000	5.35%	Mark to Market
<b>JANNEY</b>					
		4.5 Months			
Bk of Hapoalim	4/1/2026		\$115,000	3.80%	Mark to Market
<b>JANNEY</b>					
		0.5 months			
Morgan Stanley	4/24/2026		\$175,000	4.95%	Mark to Market
<b>JANNEY</b>					
		5.0 Months			
Amer. Express Nat'l Bk	10/2/2026		\$200,000	3.70%	Mark to Market
<b>JANNEY</b>					
		3.0 Months			
Morgan Stanley	1/8/2027		\$60,000	4.00%	Mark to Market
Goldman Sachs Bk	1/7/2027		\$240,000	4.00%	Mark to Market
<b>JANNEY</b>					
		4.5 Months			
Toyota Savings Bk	5/27/2027		\$120,000	4.10%	Mark to Market
<b>CITADEL BANK</b>					
	4/21/2027	"	\$229,000	4.35%	
<b>JANNEY</b>					
		"			
Morgan Stanley	6/4/2027		\$160,000	4.15%	Mark to Market
<b>WSFS Reserve Savings</b>					
			\$1,748		
<b>Janney Reserve Sweep</b>					
			\$23,011		
<b>NCB Reserve Cash</b>					
			\$29,149		
<b>TOTAL RESERVE FUNDS -</b>					
<b>Balance @ 10/31/2025</b>			<b>\$1,562,908</b>		

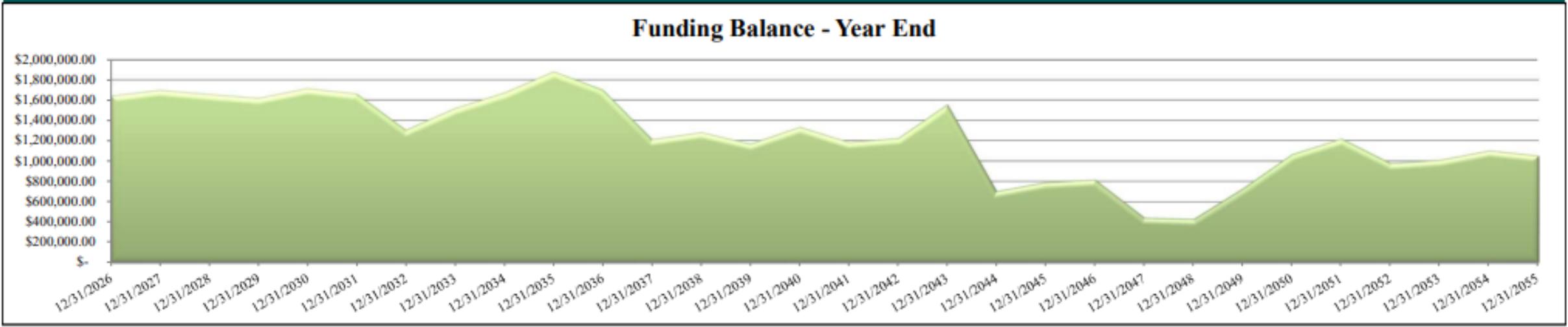
<b>RESERVE EXPENDITURES FOR 2025</b>	
CONCRETE WORK	93,831
POOL DECK COATING	17,147
FAIRMOUNT WALL REPAIR	10,902
TREADMILL REPLACEMENT	5,088
EMERGENCY GATE EQUIP	3,808
BUSTAMANTE ENGINEERS	4,373
SIDEWALK LIFTING	3,900
POOL PUMP	4700
All Other	2,059
<b>TOTAL (as of 10-31-25)</b>	<b>145,808</b>
Gate Call Boxes est. \$20K	

***RAP Reserve Update Study  
August 2025***

***Bustamante Study is posted on the RAP Website***

# Reserve Funding

## FUNDING OPTION #1



<b>Funding Balance at Start of Study:</b>	\$ 1,550,000.00	<b>Step Funding:</b>			<b>Special Contributions:</b>		<b>Minimum Balance</b>	<b>Date</b>
		Year	Change	Unit / Month	Year	Amount	\$ 427,607.75	2048
<b>Select Current Funding Contribution:</b>	Unit / Month		None				<b>Maximum Balance</b>	<b>Date</b>
<b>Funding Contribution Amount:</b>	\$ 54.44						\$ 1,879,544.89	2035
<b>Funding Contribution Amount Increase Per Year:</b>	3.5%							

# 2026



**REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION - 2026 BUDGET**

		2026 Budget	2025 Budget	CHANGE
<b>INCOME</b>				
40000	Owners Assessments	\$ 1,394,940	\$ 1,366,800	\$ 28,140
42400	Late Fees	\$ -	\$ -	\$ -
40930	Clubhouse rental/Late Fee/Misc	\$ -	\$ -	\$ -
42450	Interest income	\$ -		\$ -
42550	Prior Year Operating Surplus	\$ -	\$ -	\$ -
				\$ -
<b>TOTAL INCOME</b>		<b>\$ 1,394,940</b>	<b>\$ 1,366,800</b>	<b>\$ 28,140</b>
<b>OPERATING EXPENSES</b>				
<b>Utilities Expense</b>				
62007	Street lighting electric	\$ 2,000	\$ 2,500	\$ (500)
62010	Electric - Guardhouses	\$ 2,000	\$ 2,000	\$ -
62020	Pond Utilities - Electric	\$ 2,885	\$ 3,500	\$ (615)
62100	Water Guardhouses	\$ 6,000	\$ 4,500	\$ 1,500
62201	Fire Hydrant Service	\$ 8,000	\$ 8,000	\$ -
<b>Total Utilities Expense</b>		<b>\$ 20,885</b>	<b>\$ 20,500</b>	<b>\$ 385</b>
<b>Grounds Maintenance</b>				
57100	Entry Gate Maintenance	\$ 3,000	\$ 4,000	\$ (1,000)
57400	Ponds Maintenance	\$ 13,800	\$ 13,200	\$ 600
57450	Snow and Ice Removal	\$ 170,000	\$ 170,000	\$ -
57575	Street Maintenance	\$ 2,000	\$ 6,000	\$ (4,000)
57600	Tree Maintenance	\$ 15,000	\$ 10,000	\$ 5,000
57650	Irrigation System Maintenance	\$ 7,000	\$ 7,000	\$ -
57700	Storm Water System Maintenance	\$ 2,000	\$ 2,000	\$ -
57800	Misc. Grounds Maintence	\$ 15,000	\$ 15,000	\$ -
59000	Landscape Contract	\$ 326,735	\$ 320,328	\$ 6,407
59005	Landscape Enhancements	\$ 20,000	\$ 20,000	\$ -
<b>Total Grounds Maintenance</b>		<b>\$ 574,535</b>	<b>\$ 567,528</b>	<b>\$ 7,007</b>

<b>Clubhouse &amp; Pool Expense</b>				
54656	Clubhouse Maintenance - Contract	\$ 41,600	\$ 40,800	\$ 800
54657	Clubhouse Electric/Gas	\$ 38,500	\$ 41,500	\$ (3,000)
54658	Clubhouse Telephone/Cable	\$ 13,000	\$ 13,000	\$ -
54659	Clubhouse Water/Sewer	\$ 9,500	\$ 9,500	\$ -
54660	Clubhouse Maintenance - Non-Contract	\$ 36,500	\$ 33,500	\$ 3,000
54704	Pool maintenance - Non-Contract	\$ 19,200	\$ 19,200	\$ -
54702	Pool service contract	\$ 37,000	\$ 40,000	\$ (3,000)
<b>Total Ammentities</b>		<b>\$ 195,300</b>	<b>\$ 197,500</b>	<b>\$ (2,200)</b>
<b>Professional Services Expense</b>				
80000	Professional Management Fees	\$ 127,990	\$ 124,263	\$ 3,727
80050	Insurance expense	\$ 37,005	\$ 31,900	\$ 5,105
80200	Legal / Professional Services	\$ 3,500	\$ 3,500	\$ -
70010	Bad Debt Expense	\$ -	\$ -	\$ -
75010	Office Expenses	\$ 6,000	\$ 6,000	\$ -
80350	Audit Services	\$ 3,810	\$ 3,700	\$ 110
<b>Total Professional Services Expense</b>		<b>\$ 178,305</b>	<b>\$ 169,363</b>	<b>\$ 8,942</b>
<b>Central Systems</b>				
50400	Security Systems (Alarm Monitoring)	\$ 62,500	\$ 62,500	\$ -
53053	Gutter Cleaning	\$ 11,000	\$ 11,000	\$ -
54351	Trash Removal	\$ 114,896	\$ 111,550	\$ 3,346
<b>Total Central Systems</b>		<b>\$ 188,396</b>	<b>\$ 185,050</b>	<b>\$ 3,346</b>
				\$ -
<b>Capital Reserve &amp; Taxes</b>				\$ -
90000	Capital Reserve Funding	\$ 225,519	\$ 218,859	\$ 6,660
90650	Federal Income Tax	\$ 12,000	\$ 8,000	\$ 4,000
<b>Total Capital &amp; Reserve Expense</b>		<b>\$ 237,519</b>	<b>\$ 226,859</b>	<b>\$ 10,660</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 1,394,940</b>	<b>\$ 1,366,800</b>	<b>\$ 28,140</b>
<b>INCOME / (LOSS)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION - 2026 BUDGET**

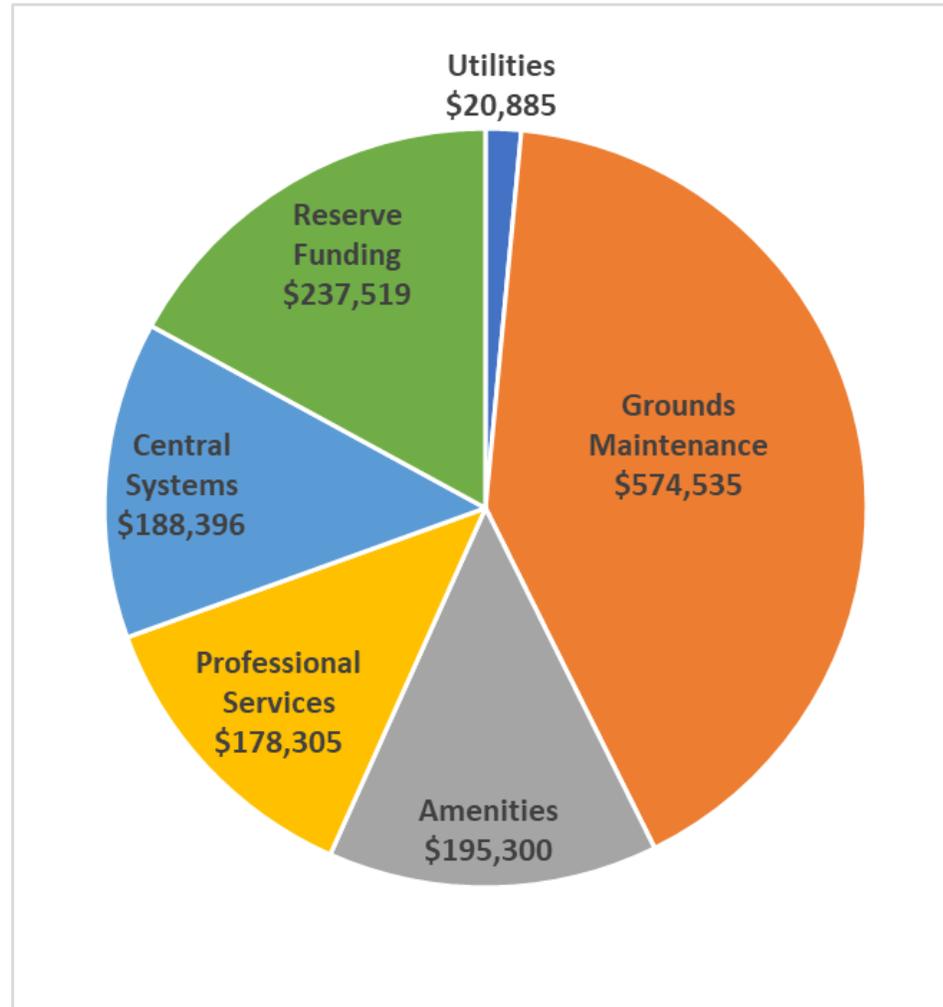
		2026 Budget	2025 Budget	CHANGE		
<b>INCOME</b>						
40000	Owners Assessments	\$ 1,394,940	\$ 1,366,800	\$ 28,140	<b>Where Does It Go?</b>	
42400	Late Fees	\$ -	\$ -	\$ -		
40930	Clubhouse rental/Late Fee/Misc	\$ -	\$ -	\$ -	<b>2025</b>	
42450	Interest income	\$ -		\$ -	<b>Monthly</b>	<b>%</b>
42550	Prior Year Operating Surplus	\$ -	\$ -	\$ -	<b>HOA FEE</b>	<b>of Fee</b>
				\$ -		
<b>TOTAL INCOME</b>		<b>\$ 1,394,940</b>	<b>\$ 1,366,800</b>	<b>\$ 28,140</b>	<b>\$347.00</b>	
<b>OPERATING EXPENSES</b>						
<b>Utilities Expense</b>						
62007	Street lighting electric	\$ 2,000	\$ 2,500	\$ (500)	\$0.50	0.14%
62010	Electric - Guardhouses	\$ 2,000	\$ 2,000	\$ -	\$0.50	0.14%
62020	Pond Utilities - Electric	\$ 2,885	\$ 3,500	\$ (615)	\$0.72	0.21%
62100	Water Guardhouses	\$ 6,000	\$ 4,500	\$ 1,500	\$1.49	0.43%
62201	Fire Hydrant Service	\$ 8,000	\$ 8,000	\$ -	\$1.99	0.57%
<b>Total Utilities Expense</b>		<b>\$ 20,885</b>	<b>\$ 20,500</b>	<b>\$ 385</b>	<b>\$5.20</b>	<b>1.50%</b>
<b>Grounds Maintenance</b>						
57100	Entry Gate Maintenance	\$ 3,000	\$ 4,000	\$ (1,000)	\$0.75	0.22%
57400	Ponds Maintenance	\$ 13,800	\$ 13,200	\$ 600	\$3.43	0.99%
57450	Snow and Ice Removal	\$ 170,000	\$ 170,000	\$ -	\$42.29	12.19%
57575	Street Maintenance	\$ 2,000	\$ 6,000	\$ (4,000)	\$0.50	0.14%
57600	Tree Maintenance	\$ 15,000	\$ 10,000	\$ 5,000	\$3.73	1.08%
57650	Irrigation System Maintenance	\$ 7,000	\$ 7,000	\$ -	\$1.74	0.50%
57700	Storm Water System Maintenance	\$ 2,000	\$ 2,000	\$ -	\$0.50	0.14%
57800	Misc. Grounds Maintence	\$ 15,000	\$ 15,000	\$ -	\$3.73	1.08%
59000	Landscape Contract	\$ 326,735	\$ 320,328	\$ 6,407	\$81.28	23.42%
59005	Landscape Enhancements	\$ 20,000	\$ 20,000	\$ -	\$4.98	1.43%
<b>Total Grounds Maintenance</b>		<b>\$ 574,535</b>	<b>\$ 567,528</b>	<b>\$ 7,007</b>	<b>\$142.92</b>	<b>41.19%</b>

<b>Clubhouse &amp; Pool Expense</b>						
54656	Clubhouse Maintenance - Contract	\$ 41,600	\$ 40,800	\$ 800	\$10.35	2.98%
54657	Clubhouse Electric/Gas	\$ 38,500	\$ 41,500	\$ (3,000)	\$9.58	2.76%
54658	Clubhouse Telephone/Cable	\$ 13,000	\$ 13,000	\$ -	\$3.23	0.93%
54659	Clubhouse Water/Sewer	\$ 9,500	\$ 9,500	\$ -	\$2.36	0.68%
54660	Clubhouse Maintenance - Non-Contract	\$ 36,500	\$ 33,500	\$ 3,000	\$9.08	2.62%
54704	Pool maintenance - Non-Contract	\$ 19,200	\$ 19,200	\$ -	\$4.78	1.38%
54702	Pool service contract	\$ 37,000	\$ 40,000	\$ (3,000)	\$9.20	2.65%
<b>Total Ammentities</b>		<b>\$ 195,300</b>	<b>\$ 197,500</b>	<b>\$ (2,200)</b>	<b>\$48.58</b>	<b>14.00%</b>
<b>Professional Services Expense</b>						
80000	Professional Management Fees	\$ 127,990	\$ 124,263	\$ 3,727	\$31.84	9.18%
80050	Insurance expense	\$ 37,005	\$ 31,900	\$ 5,105	\$9.21	2.65%
80200	Legal / Professional Services	\$ 3,500	\$ 3,500	\$ -	\$0.87	0.25%
70010	Bad Debt Expense	\$ -	\$ -	\$ -	\$0.00	0.00%
75010	Office Expenses	\$ 6,000	\$ 6,000	\$ -	\$1.49	0.43%
80350	Audit Services	\$ 3,810	\$ 3,700	\$ 110	\$0.95	0.27%
<b>Total Professional Services Expense</b>		<b>\$ 178,305</b>	<b>\$ 169,363</b>	<b>\$ 8,942</b>	<b>\$44.35</b>	<b>12.78%</b>
<b>Central Systems</b>						
50400	Security Systems (Alarm Monitoring)	\$ 62,500	\$ 62,500	\$ -	\$15.55	4.48%
53053	Gutter Cleaning	\$ 11,000	\$ 11,000	\$ -	\$2.74	0.79%
54351	Trash Removal	\$ 114,896	\$ 111,550	\$ 3,346	\$28.58	8.24%
<b>Total Central Systems</b>		<b>\$ 188,396</b>	<b>\$ 185,050</b>	<b>\$ 3,346</b>	<b>\$46.86</b>	<b>13.51%</b>
<b>Capital Reserve &amp; Taxes</b>				\$ -		
				\$ -		
90000	Capital Reserve Funding	\$ 225,519	\$ 218,859	\$ 6,660	\$56.10	16.17%
90650	Federal Income Tax	\$ 12,000	\$ 8,000	\$ 4,000	\$2.99	0.86%
<b>Total Capital &amp; Reserve Expense</b>		<b>\$ 237,519</b>	<b>\$ 226,859</b>	<b>\$ 10,660</b>	<b>\$59.08</b>	<b>17.03%</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 1,394,940</b>	<b>\$ 1,366,800</b>	<b>\$ 28,140</b>		
<b>INCOME / (LOSS)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$347.00</b>	<b>100%</b>

## **MAJOR CHANGES TO THE BUDGET '25 TO '26**

<b>LANDSCAPE CONTRACT</b>	<b>6,407</b>	
<b>PROFESSIONAL MGMT FEES</b>	<b>3,727</b>	
<b>INSURANCE EXPENSE</b>	<b>5,105</b>	
<b>TRASH REMOVAL</b>	<b>3,346</b>	
<b>TREE MAINTENANCE</b>	<b>5,000</b>	
<b>RESERVE FUNDING</b>	<b>6,660</b>	
<b>ALL OTHER</b>	<b>-2,105</b>	
<b>NET TOTAL</b>	<b>28,140</b>	<b>(= \$7 PER MO. PER HOUSE)</b>

# Allotment of Our Expenditures for 2026



**Total Operating Expenses are \$1,394,940**

# ***2025 Accomplishments***

***presented by Bill Goldate***



# ***2025 RAP Accomplishments***

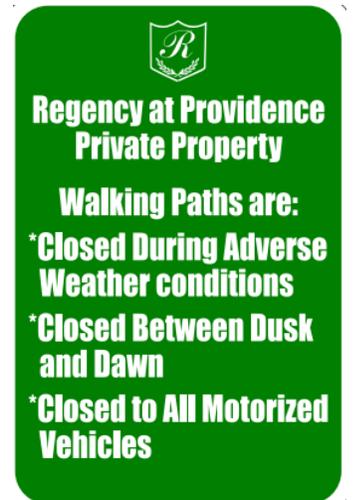


- ❑ Numerous sidewalk and driveway aprons replaced with new concrete.
- ❑ Sloan indoor pool deck replaced with “Sundek”, a proprietary concrete based mat’l.
- ❑ Strobe light “Opticom” equipment installed at entrances for emergency access.
- ❑ New state-of-the-art technology call boxes at each entrance.
- ❑ Fairmount entrance signs (2) replaced.
- ❑ Partial Installation Phase 4 trail fencing installed to improve security.
- ❑ Clubhouse maintenance, site landscaping, pool equipment, snow removal.

# ***RAP Accomplishments (cont.)***

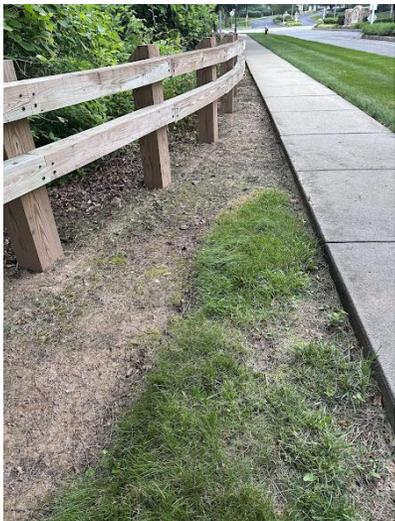


- Eden Road fence line repair using river rock.
- Walking trail signs displaying private property, weather closure, closed dusk to dawn & no motorized vehicles.
- New Sloan gym equipment installed.
- Conducted AED / CPR training for 42 Regency residents.
- Removal of dead ash trees for safety and appearance.
- Sloan clubhouse landscape lighting upgraded.
- Phase 3 Copley bridge sidewalk lighting installed.



**~ Continued efforts to keep our community looking sharp and value high! ~**

Before



Eden Fence Line Improvement

After



New Treadmill



New P1 Sign



Repair Gullies

Before



New Indoor Deck Surface

After



Copley Bridge Lighting



CPR/AED/First Aid Training

# *Plans for 2026*

*Presented by Rich Houghton*



- Sidewalk & apron replacements (continued).
- Dead tree removal (continued).
- Phase 4 walking trail retaining wall repair.
- Renovation of Putting Green and addition of chipping area (under review).
- Installation of a bocce ball court (under consideration).
- Replace Regency Hills water heater (13 years old).
- Re-Plaster Sloan indoor pool.
- Painting Sloan clubhouse interior.

# Presentation of Past President's Plaque

Rich Houghton & Ray Buckley

- Congratulations and THANKS to all our past Presidents for their dedication!!
  - Norm Feldgus ..... 2012 - 2013
  - Tom McCarthy .... 2013 - 2017
  - Bob Derbyshire .. 2017 - 2020
  - Tom Davis ..... 2020 - 2024



# ***What Makes RAP Tick***

***Presented by Tom Davis***



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**Our Community Manager Jeff Bevan, the Board  
and all the many Committee Volunteers!!**



Adobe Stock | #200300885

# Volunteerism



- Volunteers are the absolute backbone of a community – the stronger they are, the stronger the community.
- Volunteers are our neighbors working together, which creates a sense of community – the value of a strong community translates to quality of life and property values.
- We have approximately 70 community members active on a Committee or the Board for 2025 (about 10% of the community). Some serve on more than one Committee!
- Approximately 30 new residents have moved to RAP in the last 2 years – what skill sets, talents, creativity and new ideas could this group have to offer? We would love to find out!

# Volunteerism (cont.)

- ❑ The community cannot and should not rely solely on long-time residents – we need new residents to volunteer their time and talents to keep the community vibrant and a special place to live.
- ❑ We always need volunteers – for example, several Committees are looking for help now (Night Check, Landscape, Social and the Board of Directors).
- ❑ Talk to a Board Member, a Committee Chairperson or other Committee Members about the opportunities and experiences in serving the community.

# ***RAP Committees***

7 Committees - with ~75 members for 2025

- ❖ **ARC**
- ❖ **Communications**
- ❖ **Facilities**
- ❖ **Landscape**
- ❖ **Finance & Reserve**
- ❖ **Social**
- ❖ **Ponds, Storm Water & Irrigation**

*Make a Difference...*

**Join a Committee!**



# *Architecture Review Committee*

This Committee Reviews and Approves Homeowner Applications Requesting to Change the Exterior of Their Property and Maintains the Website Home Exterior (HE) Documents.

**All Exterior Changes Require ARC Committee Approval Including (just to name a few):**

- \* Landscaping
- \* Decks
- \* Tree Removal/Replacement
- \* Toll Remediation Work
- \* Painting
- \* Sidewalks
- \* Lighting
- \* Additions
- \* Porches & roofs

**Committee Members Are:**

**Bob Derbyshire (Chair),** Judy Ishler (Vice Chair),  
Gary Wahlers, Mike Koman, Anthony Giancatarino,  
Mike Radich, Jim Pickens, Stan Wilhelmson, Lenny Shore



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**Through October of this year the Committee has approved 105 ARC Requests.**

# ***Communications Committee Objectives***

**Mission Statement:** the purpose of the Communications Committee shall be to facilitate communication among residents of Regency at Providence (RAP) relating to common community facilities and activities

## **Primary Responsibilities:**

- Create, edit, and distribute a monthly newsletter for the RAP community.
- Develop, maintain and distribute a directory of RAP community residents.
- Maintain and operate the RAP Flyer System for residents to distribute information quickly, including community-based classifieds.
- Maintain an Internet Website.
- Manage community-related forms and other key documents.
- Maintain a community Activities Guide providing a description of, and contact information for, all RAP community activities.
- Distribute selected (hard-copy) materials to residents.



# *Communications Committee*

## **Members:**

**Todd Welsh**

James Young

Ruth Chillemi

Charlie Jones

Lucy Hornstein

Setta Jacobs

Pat McCann

Bill McDowell

Arlene Smith

**Chair, Editor of my-rap.net Website**

Secretary

RAP Directory Regency News Coordinator

RAP Sheet Editor

Member at Large

Regency News Coordinator

Calendar Coordinator, Liaison from Social Committee

Website Co-Editor

Good Neighbor



# ***Facilities Committee***

- **Primary Responsibilities:**

- Advise the Executive Board on issues affecting the use & enjoyment of all Association Common Facilities.
- Arrange or Recommend for the repair and maintenance of Common Facility Equipment.
- Prepare Budget request for repairs and projects each year.

- **Co-Chairs – Maria Derbyshire and Frank O'Connor**

- Secretary – Peg West
- Treasurer – Mary Ann Chism

## **Sub-Committees:**

- Annual Inspection: Karen Windau
- Concrete inspection: Nino Morello & Mike Radich
- Club Room Rentals: Leslie Davis (S) / Mary Ann Chism (RH)
- Entrance Gates: Stan Merritt (S) / Maria Derbyshire (RH)
- Night Watch: Jim Varvaris (S) / Bob Derbyshire (RH)
- Patriotism: Ray Buckley
- Repairs: Gary Wahlers & Stan Wilhelmson (S) / Dave MacFarland (RH)
- Swimming Pools: Frank O'Connor (S- indoor/outdoor) / Arlene Smith (RH- outdoor)
- Tennis/Pickleball: Jim Tackett



***Thanks to All  
that Help!!***

# ***Landscaping Committee***

**Purpose: Maintaining The Overall Health and Landscape Appearance of the Common Outdoor Property of RAP Which Includes:**

- Common Area planting beds at RAP entrances, around clubhouses, eyebrows, gazebo, rain garden, etc.
- Trees, shrubs, and flowers in the common areas
- Walking Trails



## **Responsibilities:**

- Survey common outdoor property on a regular basis and identify the need for routine maintenance in coordination with the HOA Management Co.
- Assess the need to replace diseased, damaged or overgrown trees and shrubs in the common areas.
- Provide recommendations to the Board for landscape improvements.

# ***Landscaping Committee Members***

**Mary Tilger**

**Chairperson**

Len Lobel

Secretary

Nancy Cary

Phase 1

Peg West

Phase 1

Ralph Hoppel

Phase 2

Joe Contegiacomo Phase 2

Tina Stokes

Phase 2

Tim Frantz

Phase 2 (chairperson in '26)

Vera Noll

Phase 3

Mary O'Connor

Phase 3

Ed Idzik

Phase 4

Len Nespoli

Phase 4



# ***Ponds, Stormwater, Irrigation Committee***

## **Purpose:**

The Ponds, Stormwater and Irrigation Committee is responsible for the management of the five Common Area irrigation systems, the community stormwater system and the maintenance services for the four ponds. This includes monitoring the performance and contractual obligations of the contractors hired to conduct these services.

## **Members:**

- **Bruce Sieving - Chairperson**
- Kurt TeKolste
- Linda Kulp
- Ray Buckley
- Larry Carbonari



# ***Finance and Reserve Committee***



**Mission:** The Committee focuses on RAP Reserve issues, especially the latest Reserve Fund Study, projected reserve expenditures, and their required finances. The primary goal of the committee is to assist the Executive Board in financial planning by providing detailed information and recommendations regarding changes that should be made in the assessments, cost estimates, projections and financial analysis.

**Current members:** Peg West, Scott Stange and Jim Tackett.

Special thanks to Tom McCarthy for chairing the committee and Ron Thompson for his service on the committee for the past several years.

# ***Social Committee Activities***

**Mission:** “The Social Committee exists to strengthen the bonds of community, to create a welcoming environment, and to encourage active participation by residents. Organized social activities will be used to foster a true sense of community”.

**Primary Responsibilities include organizing social activities such as:**

- Community parties –July 4<sup>th</sup>, End of Summer, Movie Night, Line Dancing, Clubhouse Cocktail Parties, and more.
- Dinners – Holiday Dinner, Progressive Dinner, Lunch Bunch, Wine Club
- Game nights – Pinochle, Mahjong, Scrabble, Bingo
- Trips - Phillies, NYC
- Speaker Series



# ***Social Committee Members***

**Mary Phelps**

Enid Lobel

Cassie DeBow

Debbie McDowell

Pat McCann

Barbara Woodall

Donna Varvaris

Jeanie Kunz

Lea Tyler

Barbara Milligan

Meg Aument

Diane Kolodinsky

Cindy Lazorik

Lori Sarosy

**Chairperson**

Vice-Chairperson

Treasurer

Secretary

Calendar Coordinator

Purchaser RH

Purchaser Sloan

Co-Chair Activities & Speaker Series

Co-Chair Activities & Speaker Series

Activity Coordinator

Activity Coordinator

Activity Coordinator

Activity Coordinator

Activity Coordinator





Doug Loutzenhiser



# ***Regency at Providence Election Results***



**Two Year Terms**

**Nov. 2025 – Nov. 2027**

**are ... Tom Davis & Rich Houghton**

**Note: Special Meeting is held soon after the Annual Meeting to elect Officer positions and to determine Committee Liaison assignments**