

TOWN HALL MEETING - JULY 10, 2011

The following is a summary of topics covered by Rich Lans and Charlie Lerman

TRAFFIC LIGHTS- We have been advised by the township attorney that all issues with residents at the intersection of Rt 522 and Mount Mills should be resolved by July 15th. Once this is completed Toll can request the permits, secure the bids and start construction. It is estimated that it could take up to six months to complete.

GENERAL DEVELOPMENT PLAN FOR REGENCY- The current GDP for Regency is 1501 homes including single family and multi family attached homes. Toll is planning to amend this to a total of 1327 single family homes only (Phase 9). This revision should be filed with the township late this year or early 2012. Some of these homes will be behind phase 8 and land yet to be acquired near the water tower. Attached is a summary of units by phase. Also attached is a comparison of amenities by communities of similar size.

REFURBISHING OF CLUBHOUSE- It has been decided to retain Mary Cook as our designer and decorator to refurbish and update our clubhouse. The selection of Mary Cook was done with consultation of our resident amenities committee. The estimated budget was reviewed with the chairman of the finance committee who stated it would have no material effect on our reserves. Regency will be responsible to obtain 3 bids from potential vendors based on the recommendations from Mary Cook.

BOCCE/SHUFFLEBOARD/TOT LOT- We plan to add 2 additional Bocce & Shuffleboard courts and the work might possibly begin later this year so they are ready for 2012. In order to do this we will have to use the area where the tot lot is now and relocate the tot lot at a later date.

PEDESTRIAN WALKING PATH- A walking path of crushed stone is being put in from Phase 7 to the clubhouse. It will be for pedestrians only and should only be accessed from the entrances at the clubhouse or Phase 7 and not through resident yards.

SPEEDING & CLICKERS- Even with the addition of speed humps some residents are still speeding and trying to avoid the humps. They were put there to be a deterrent. They are working to some degree and we will be looking to add more. All residents are responsible to obey the speed limits and report those that are not. It has also been reported that residents are letting guests in at the 613 entrance with their clicker rather than having them come in through the front gate. Residents agreed to assist with reporting the violators. This is our community and we want to keep it safe.

WALKERS- For safety walkers should not walk 4 abreast, use the sidewalks as first choice and wear reflective gear.

DOG WALKING- Dogs must be leashed and not walked on lawns. All dogs are to be curbed and you are responsible for picking up after them. This is not only a rule at Regency but a Monroe Township law.

OUTDOOR POOL- There is a need for more shade. We advised that we added more seating this year and would address shade next year.

FLOODING- Due to the recent storms we noticed the potential of flooding. This will be addressed by us directly with Toll Brothers.