

BENNETT RUN HOMEOWNERS' ASSOCIATION

February 4, 2026, Minutes

Sandy Hantz called the meeting to order at 7:04 PM.

Joe Bartolo, Annette Davenport, Sandy Hantz, and Eric Hartman attended as members.

HOA financials.

Owing to illness, the financial statements will be made available on the HOA website within 30 days.

Board Election

The Board of Directors was re-elected by acclamation to serve another one-year term after a motion and second.

Management Report

The Board has named Diane Alo as Webmaster to update the Website and enhance information for residents. Several improvements are in place. The Website now facilitates contacting the Board, obtaining Resale Certificates, submitting ACR requests, filing complaints, reviewing rules, meeting minutes, governing documents, paying assessments, and more.

The dates for the Quarterly Meetings have been scheduled as follows: May 2, 2026 at 10:00 a.m.; August 1, 2026 at 10:00 a.m.; and November 7, 2026 at 10:00 a.m.

Residents should first call MetEd to report street light issues. If MetEd cannot fix the problem, contact the HOA so our contractor can handle repairs. The light at Joshau and Taylor is being repaired, but parts delays mean it will take several more weeks.

The HOA seeks mowing contractors for the 2026 contract. Please send recommendations to Info@BennettRunHOA.com.

Our Annual Easter Egg Hunt is on March 28, 2026, from 10 a.m. to 12 p.m. We need candy donations and volunteers for filling eggs. We also welcome ideas and volunteers for future community events—please email Info@BennettRunHOA.com. Recently, we donated backpacks to children in the development and local schools. Save the date for our Holiday Bazaar on November 7, 2026.

Q&A

A resident asked who handles plowing on ELI and was told Kinsley Construction is responsible.

As the development reaches full completion, the developer will soon transfer responsibility for the remaining common areas to the Homeowners Association (HOA).

Someone asked whether Freedom Square is included in Bennett Run. Although some streets may connect the two, Freedom Square is not part of the Bennett Run community.

A question about sidewalks was received. Please report any sidewalk issues to the Township. The HOA will review its Rules and Regulations for possible improvements.

Meeting adjourned at 7:23 PM. .

Respectfully submitted,
Todd Miller, Secretary