



TVAS 2017 SUMMER NEWSLETTER



June 2017

We are thankful for all who have made an effort to control trash from being blown around the community. The board has been performing visual inspection of trash being incorrectly stored for pick-up and we are pleased with the results. Keep up the good work. The overall appearance of the community is outstanding.

Annual Summer Inspection



As a reminder, our ASI will occur on the week of July 10, 2017. As enacted in the past, Bennett Williams will be hiring a third party contractor to perform the inspection process which will be done on the week of July 10th, contingent upon the weather. The committee's recommendations for areas of concern included for inspection are as follows:

1. Shrubs not growing above front windows
2. Mold on siding, deck, steps and foundation
3. Driveways that are in need of repair (see Rule 8c)
4. Cut back shrubs, plants, trees, overgrowing mulch beds

Election Results:



Our question/ and voting results for changing rule # 22, siding color was overwhelmingly defeated. We received sixty-one (61) eligible ballots, (68 % of the community voted) and one (1) disqualified ballot. Thirty-eight (38) residents (62%) voted to reject the idea of color change and twenty-three (23) residents (38%) voted to affirm allowing color change to our siding. SO, the change failed to pass, and the rule remains unchanged, meaning that siding colors remain the same as currently on your unit. We appreciate all who took the time to vote and give us your opinion. When replacing or repairing your siding, **the style (profile) of the siding must be Double 5" Dutch lap available in Mastic Mill Creek or Liberty Elite.** This will be added to our R&Rs.

Road/ Street Repair:



As most of you are know, Mt Airy road is being repaired by Penn Dot and is scheduled for work starting in May. We (TVAS) also have some road repair near the front entrance, although it has yet to be scheduled.

Deck post and stair post repair:



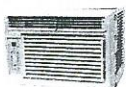
Thanks to one unit owner's concern, the board was advised of an on-going problem to unit owner's deck posts which were being damaged by string-line trimming. Members of the Board counted 68 (6X6 posts) and 28 (4X4 posts) that are in need of repair. All posts that are in the area of string line trimming will be covered by a (1X6 pressure treated board) to protect the post from further line trimming damage. The total cost of the project including labor is \$550.00. Since this was not a budgeted item, the money will be taken out of our miscellaneous fund.

Post Lamp Repair Work:



We anticipate completion of the lamp pole replacement project (with new aluminum poles) to be completed this year. We also would remind unit owners to contact Bennett Williams if their lamp goes out, as the Association is responsible for replacing lamps, sensors, or other repairs (except underground wiring) as necessary. We are thankful for a few volunteers who perform the work. We are also reminding unit owners that they are responsible for maintaining power onto their lamppost as we do not have street lamps. This is a safety issue as well as a township requirement to this community as negotiated with the developer more than 14 years ago. (Reference: Signed and recorded deed for this community 4/3/2003). We have been in dispute with one unit owner in this regard.

Window Air Conditioner Units:



The architectural committee recommended and the Board approved a new rule to allow window air conditioners in the rear of units. Please review the enclosed rule and add it to your Rule book.

TVAS annual fall meeting/ BOD news



The annual fall business meeting is schedule on **Thursday, September 21, 2017** to be held at the Hampton Inn in New Freedom. Please mark your calendar accordingly.

Landscaping and Architectural Request forms:



Unit owners are reminded to make landscaping and architectural request changes well in advance of a proposed project to give the committees a chance to review and discuss the request. All requests must be reviewed by the specific committee related to the project and final approval by the board must be received before any work is performed. Violations will be fined and potentially required to remove any un-approved projects.

Reminders:



1. Tuesday is lawn service day.
2. NO dumping of debris, trash, soil, trimmings on our common ground or adjacent owner's property will be tolerated. Violators will be fined.
3. Do not have your pets relieve themselves on other units' front lawn area.
4. Pick up pet waste immediately.
5. Be respectful to your neighbor and other unit owners.

Resident News:



We welcome to our community the Wiley family (227 FC).

Thank you.

The Executive Board

