



TVAS 2017 FALL NEWSLETTER

November, 2017



The annual fall business meeting was productive, informative, and organized. We are sincerely thankful to all that take the time to attend the annual meeting and by so doing show support for those that serve the community. To those that do not attend, and to those that have never attended, it is your opportunity to meet other community residents, hear what they have to say and develop an understanding on how our community works. Get involved, volunteer, and help us make this a better place to live. If there are any corrections to the annual meeting minutes, please pass them on to Darla Robinson before December 31, 2017.

SNOW REMOVAL:

Winter is fast approaching, and as a reminder, please remove ALL vehicles from the street prior to a snow-storm to allow for snow plowing. Violations will result in a \$100.00 fine/ per occurrence and could result in a vehicle being towed at the owner's expense. If you need help with driveway/walkway snow removal, please contact Jordan Landscaping, by way of Darla Robinson, to arrange for this service.

BUDGET:

We are pleased to announce that our 2018 budget resulted in a reduction of \$3/per/month dues for 2018. We believe this is a first and was constructed based on last year's actual expenses and our historical perspective. The discount pre-payment plan is also continuing based on 3, 6, and 12 month periods. Please consider this option as you budget accordingly. Neiman Ridge, Tru-Green, Jordan Landscaping (snow-removal) and Heritage Tree service contracts were all renewed for 2018.

TOPICS/POLICIES:

Two topics of discussion that occurred at the annual meeting (Re-sale certificate, and Street-Tree trimming/removal) required the Board to seek legal advice, and advice from Shrewsbury Township. The Re-sale certificate language in Rule 28 was reviewed by our attorney, revised and modified to concur with the requirements of the Pennsylvania Condominium Act. Those changes (rule 28b) were mailed to you with the annual business meeting minutes. Please make yourself familiar with these changes. Second, the suggestion by a unit owner, that street trees be removed resulted in investigation by the board in dealing with overgrowth of trees, tree roots invading driveway pads, and what limitations are imposed on the community by the Township regarding trees. See attached responses from Art Rutledge, Chairperson of Shrewsbury Township Board. The Board has decided to have a Spring Informational Meeting to afford all residents the opportunity to hear the discussion and make a decision as we move forward in addressing the "Tree" issue. Either way, the tree issue is going to cost us money as we discuss possible solutions. We need your input. At this time, we have scheduled a spring informational meeting on April 19, 2018, to address this issue.

ELECTION RESULTS:

We are announcing that Bill Selinsky and Wayne Bryant were re- elected to the board for a three year term. Both candidates were unopposed. Fifty percent (50%) of the unit owners voted.

ARCHITECTURAL & LANDSCAPING:

As a reminder, please submit all requests to either the landscaping committee or architectural committee through Bennett Williams **prior to beginning work**. This continues to be an ongoing issue. We suggest that you make your requests at least 6 weeks ahead of the planned project.

GENERAL:

Please make every effort to bag your trash and recyclables with clear plastic bags because on windy days trash can be blown throughout our community and the township which negatively affects the general appearance of the community.

Be aware of school children that live in our community, and drive accordingly.

Check your pop-up drains (located in the front of your unit) to make sure they are clear of overgrowth of grass. This could present a problem this winter and cause back-up in your downspout.

We also continue to have problems with rodents which according to the exterminator are a result of animal feces within the community.

Holiday decorations can be appropriately displayed between the fifteenth of November and the fifteenth of January.

NEW RESIDENTS:

We welcome Linda and Wade Manifold who recently moved to our community.

RULES AND REGULATIONS:

Please add the enclosed correction sheets to your R&Rs document.

SURVEY/ELECTRONIC PAYMENTS:

A question was raised at the annual meeting, on whether or not we could pay dues by electronic transfer of funds through our bank. The answer is yes it is now possible; but, with a few reservations. First, for those that wished to transfer funds electronically, all residents would be required to purchase a payment book at a cost of (\$2.50 to \$3.00). Currently, our payment books cost each unit owner \$1.15 to print. The 2018 coupon books will be mailed out in December. Second, residents who pre-pay annually which is approximately 33% of the community, would still be required to sign up for electronic transfer and pay for the payment book, even though they would use it only once during the year. Because of the restrictions, the board felt we needed to survey the community to ascertain whether or not there is enough interest in pursuing this issue. Please find the survey enclosed. Answer and return it in the enclosed envelope to Bennett Williams before January 1st, 2018. If the majority of the community wishes, this service would not be **available until 2019**.