



## TVAS SPRING 2019 NEWSLETTER

May 2019

### Welcome:

Please join us in welcoming new neighbors Mari Saladia (247 Prospect Circle); Dennis and Jessica Kerns (213 Prospect Circle) and Kevin and Teresa Bingham (241 Prospect Circle).

### Spring Clean Up:



We held our annual Spring Clean-up on April 13, 2019. We are thankful for 10 volunteers from the community. Mike Mackney and his two granddaughters Gabby and Izzie, Art Rutledge, Cynthia Carrington, Al Grau, Steve Benson, Kathy Bucka, Eunice Minick, and Wayne Bryant participated. We are also thankful for Kinsley Properties in their efforts to clean-up the adjacent property to this community.

### Trees:



As previously alluded to, we are planning on continued removal of street trees that are either too close to unit foundations or roots that are undermining driveway pads. This project was approved by the Township, and requires us to replant "White hybrid dogwood trees" for any trees we remove. This year we will continue the process and plan on removing and replacing (12) trees, primarily cherry trees. We will notify those unit owners affected prior to beginning the work. We hope to complete the entire project in the year 2020.

### Heritage Tree:



Heritage Tree Service recently sprayed the perimeter trees for a fungus infection called (needle cast).

The infection primarily involved the Douglas fir trees. We had talked about this problem at our Annual meeting last year.

### Turf Damage:



We have had reports of some spotty turf damage in the community. We will have our landscaper address these concerns in the fall.



### Street Lights:

Lamp- posts in front of your individual unit (with the exception of the underground wire running from your unit to the base of the lamp-post) are the responsibility of the Association and are fully maintained by the Association including bulbs (LED), lens, sensors, and the pole itself.

## Landscaping Committee



Please contact either Mike Lucas or Al Grau (Co-chairperson) before you begin a landscaping project with any questions or concerns. Also review our R & R document (Rules 45-56).

## Architectural Committee:



Please contact members of the Architectural committee and/ or Darla Robinson prior to beginning any project with any issues or concerns. Also review our R & R document (Rules 1-23).

## Property Rights:

As a reminder to all, the ONLY individual ground you own is the foot-print of your unit. All else is common ground (limited or reserved, or common) owned collectively by all and governed by the Association.



## House Lights (fixtures)

There has been some confusion on Rule 14. If you are replacing exterior light fixtures with a new design, color, size, or shape, rule **14b** applies. This means you must submit an **RFA** and have appropriate approval **BEFORE** installing a new fixture.

If you are replacing a fixture with the original fixture, rule **14a** applies.

If you are not sure, speak to a member of the Architectural committee or Darla Robinson.



**Annual Summer Inspection will focus on exterior front light fixtures and weeds in the mulch beds.** Many unit owners have replaced old original fixtures; many have not. Many of the original fixtures are in deteriorating condition. Some need cleaning, polishing, or re-painting with either brass or black paint. Some fixtures are missing components, falling or twisted from their base and some are badly corroded. These fixtures need repaired or replaced. If residents wish to replace these old fixtures with a different shape, design, and color, please fill out a request (RFA) prior to installation. The inspection will occur the week of June 10<sup>th</sup>. Carefully examine your exterior light fixtures to see what, if any, repairs need to be done.

## Roads/ Seal coating:



This year, as we do on a three year cycle, we will be seal coating our roads. When the contractor begins the process we need all vehicles off the street. The work will be done in late May or June dependent on weather conditions. We will send out a broadcast e-mail when a firm date is selected by the contractor.

**Pet Waste:**

Please make sure you pick up after your pets in the common area immediately (Rule 35). As many of you know, we have previously had problems with rodents.

**Inappropriate Behavior with Contractors:**

A few residents have had inappropriate contact with contractors hired by the Association. This has included threats. This cannot be condoned or tolerated by our community. If a unit owner has issues of complaint about work performance of a contractor hired by the Association, make your complaint in writing to the Management Company (Rule 38).

**Annual Meeting:**

Date of our annual meeting is Thursday, September 19, 2019 at the Hampton Inn in New Freedom, PA.

TVAS BOARD