

TVAS JUNE NEWSLETTER

June, 2022

We welcome the following new residents to our community. They are: Mark and Mary Bodmann (200 PC); Leah Wingart (229 PC) and James and Ebony Wilson (236 FC).

The Annual Summer Inspection was conducted the first week of June. By now, you should have received a letter from Bennett Williams if there were areas on your property that needed to be addressed. Remember, you have 6 weeks to correct the item(s) before a second inspection takes place. However, if a correction has already been made before notifications went out, just ignore the letter.

One area new to this year's summer inspection was sealcoating the driveways. By coincidence, at the same time, sealcoating companies were soliciting business in our community even though we have a "No Soliciting" sign at the entrance. We have encouraged our residents to remind anyone who comes into our community, uninvited, that no soliciting is permitted here.

Unfortunately, one sealcoating company which was used by some of our residents, sprayed the driveway with an oil base solution which created on most driveways an unacceptable outcome. The other asphalt contractor used water-based sealant which was poured and spread over the driveway. This technique created no problems in terms of outcome. Be careful when hiring a contractor who is unknown to you or who is soliciting.

You may have noticed the ground being dug up in the front lawns of residents' homes in the southern part of the community. The cause was a water line break in the underground water pipe that leads into your home. Since the pipe is considered a limited common element (the water pipe goes exclusively to your home), the repair and maintenance is totally the responsibility of the homeowner. Most homeowners' insurance companies may not cover this outside expense of a water line leak but only damage to the inside of your home if this should occur. However, the Board plans on making ownership of utilities/water-line supply a topic for the annual meeting in which we can discuss monetary options for repairs.

In honor of Memorial Day, 4th of July and Labor Day, United States flags are placed in the front lawn of your home and various other places in the community. If you do not wish to have a flag placed in front of your home, please email Darla at [drobinson@bennettwilliams.com](mailto:d robinson@bennettwilliams.com) to let her know. She will relay the message to the proper committee.

Rule 44 states use of the common area by unit owners to entertain an event, party, or play games must have prior approval by the Board. It is suggested that small groups of guests may be entertained in the area behind your house whereas larger groups of guests may be entertained in the open area. In your request, include the type of event, date, time, number of guests and any other pertinent information.

Did you know that Shrewsbury Township reserves and rents 2 pavilions, the larger one at Hametown Park and a much smaller one at Miller Park? The rental and reservation are only for the pavilion, not the park, so other events are likely to be taking place around the pavilions.

Parks are closed from dusk to dawn. For park rules and additional information, call Shrewsbury Township at 717-235-3011.

At the beginning of June, a survey was sent to all residents with the question: Do unit owners wish to consider other forms of investing rather than continuing to use CDs and Money Market in our reserves account?

We received 37 returns. Thirty-three (33) residents voted NO. They do not wish to consider other forms of investment. Four (4) residents voted YES. They wish to consider other options. Of the total votes received, 89% voted NO to this question. Therefore, investment options are tabled at this time.

Reminder: If you see your lamp post light on during the day, it may need a sensor. Please contact Darla at Bennett Williams so that she can give this information to our resident electrician.

With sincere regret, Board member Wayne Bryant, for personal reasons, submitted his resignation from the Board in April, effective June 15th. Wayne, who has served on the Board since March, 2011, first as Vice President and then as President, has been a dedicated, affective and extra-ordinary supportive advocate for the community. Wayne has volunteered to serve on the Landscaping Committee.

At a special Board meeting on June 1st, George Trocki, was unanimously appointed to fulfill the remainder of Wayne's term. We are pleased to announce that George accepted the position.

Enclosed is part of an article found in a magazine that suggests tasks for outdoor maintenance.

Thank you.

The Executive Board