

2023 March Newsletter

New Neighbors

We begin the start of spring season by welcoming new neighbors, Beth and Melvin Jackson, who moved to 215 Prospect Circle in late December, 2022.

December, 2022

Although the holidays are behind us, many neighbors remember our 2nd annual caroling event organized by Debbie and Randy Holter. It is becoming quite popular. Whether you sang, gave out cookies, or heard beautiful music from your porch, our carolers brought holiday cheers. Thank you to those that participated, especially The McCarty's' and Noah's beautiful trombone music.

January Board Meeting

Board officers were elected at the January meeting. Officers are President: Toni Averbach; Vice President: George Trocki; Secretary: Jackie Wilson; Treasurer: Gary Holly; Web Consultant: Roland Carrington.

Spring Maintenance

Deer Ridge Inc. had mulch delivered to the large parking lot on March 20th. The landscaping crew pulled weeds, trimmed all plant materials, edged beds, and installed new black mulch.

Tuesday is our mowing day.

Spring Community Clean-up

One of our first community gathering is the Clean-up Day, organized by Debbie and Randy Holter. This year it will be held on April 15th with a rain date of April 22nd. Everyone is invited. It only takes a couple hours of your time and a great way to socialize with your neighbors. All materials needed will be provided. A flyer is enclosed.

CAM Portal

Community Asset Management has an online portal for our residents to check their Association dues, review payment, make service requests, and review monthly financial reports. If you are not yet registered to your online Homeowner Portal, you will need to contact the CAM office. An email invitation will be sent to you in order to create your login account. Once you have a portal, go to **CommPropMgt.com** and click on LOGIN. Enter your email and password. There are 3 lines located in the upper left side of your portal to click on. There you will see account history, account setting, payment history, and document library. In document library will be access to our monthly financial reports.

2023 Dues

Dues for 2023 are \$115 a month. Since Bennett Williams is no longer our management company, please pay your dues to CAM by check, made out to The Villas at Shrewsbury, to CAM's mailing address: 910 South George Street, York, PA 17403 or through your portal. We know that change is not always easy when going from one company to a new company. Therefore, giving our residents time to adjust, any late fees incurred on a delinquent account will be added to your account if not paid in full by June.

Request Forms

For project approval, Architectural and Landscaping request forms can be found and downloaded to your printer on our website: TVILLAS.ORG. Remember you must submit the appropriate form for Board approval before carrying out your project. You can, also, call CAM to have the form emailed to you.

2023 Annual Meeting

This year's annual meeting is Thursday, September 21, 2023 from 7 pm to 9 pm. The place for the meeting will be announced at a later date.

Lampposts

If you notice your lamppost is constantly staying on or in need of a light bulb, please report this to CAM at 717-505-4458 so that your request can be sent to the proper committee for repair.

2022 Taxes

Community taxes have been sent to the tax accountant to be paid. We have no information on the owed amount at this time.

Revised Rule 35

Do to increased amount of complaints of dog feces not being picked up by some dog owners in the common areas including front, back and side of houses, the Board felt it necessary to revisit Rule 35. This rule specifically states any animal droppings on common areas must be **immediately** removed. We suggest if you encounter a resident not following the rule, stop and gently remind the resident to do so.

In the past we had to get an exterminator because of rat infestation caused by unpicked up feces. It should be common knowledge that if you own a pet, walk the pet, you carry a bag to pick up after the pet. Due to the seriousness of this violation, a sentence will be added to the rule. **Fines start at \$100 per incident.** Please insert the enclosed sheet into your rule booklet.

CAM (Community Asset Management)

On a final note, CAM is an organization that only manages communities. CAM and the Villas are working very closely to make this a smooth transition from Bennett Williams to their management company. You can understand that having Bennett Williams as our management company for 20 years, documents are still being transferred to CAM. Cam is doing a great job of incorporating many of our documents into their program, helping us understand their operating system and making us a part of their large communities of homes.

Part of CAM's job is to answer any general questions/concerns from our residents. Don't hesitate to contact CAM through your portal or by phone 717-505-4458. Thank you.

The Executive Board