

2023 May Newsletter

Have you noticed how family and friends will comment on how clean and neat our neighborhood looks when visiting? That's thanks to our many residents who help to make our community a place where people want to buy into and call it their home.

Clean-up Day

Thank you to Debbie and Randy Holter for organizing April's Clean-up Day. A special thank you to the many volunteers who gave a couple hours of their time. Although, it rained heavily the night before causing muddy and wet grass, volunteers were given trash bags in the morning of April 15th to complete their clean-up task at their own leisure during the following week. This eliminated rescheduling for the next Saturday.

ASI

The summer inspection (ASI) will be performed by the Board and Joy Jackson, from CAM, the week of June 5, 2023.

The following areas to be inspected are:

1. Foundations that need painting due to peeling, fading, cracking, etc. The last foundation inspection was in 2015.
2. Mold on siding, decks, steps and patios
3. Overgrown shrubs above front windows
4. Weeds in front and side mulch beds

Once inspections are completed, CAM will send violation letters to those affected. Unit owners will be given six (6) weeks to correct the violations. Please refer to Rule 29 for further information.

Foundation painting colors are:

Green front doors – Foundation color is Duron Master Desert Sand

Blue front doors - Foundation color is Cameo 2AC

Red front doors - Foundation color is Master Pebblestone Clay

Duron (part of Sherwin Williams) paints are available only in the Sherwin Williams' store located in York, PA on Memory Lane. All paint information is found in the Rules booklet under Color Palette.

G & M Lawncare and Maintenance

Mike Gladfelter, owner of G & M Lawncare, is located in our **Tvillas.org** website under Handyman Services. He can help you in weeding, bush trimming, any lawn care you may need as well as other services. He has gotten good reviews from our residents who have used him in the past. Mike can be reached at 717-495-3915.

Lawn Damage

To prevent vehicle damage to our grass, we are requesting that cars, trailers and trucks not park on the grass. No exceptions. This includes visitors to your home.

Dryer Vents

It was brought to our attention by a resident about the outside dryer vents that may not have protective covers on them. It is important that you check your vents to make sure birds are not using them for their birdhouses. Clogging up pipes with branches, leaves, and flammable materials is a fire hazard waiting to happen.

Pop-up Drains

For those who may not be familiar with this term, pop-up drains are located in the lawn in front of your house. It is important that they are kept clear of debris and overgrown grass. Clogging of the downspout and drain could result in water in your basement. If you are not familiar with pop-up drains or can't locate them due to overgrown grass or are missing the drain covers, please let the Board know through a call to CAM.

Annual Meeting

The annual community meeting will be in person this year. The date for the meeting is Thursday, September 21, 2023 at the Hampton Inn in New Freedom. More information will be forthcoming.

Rule Revision

Rule 26b (Schedule of Fines #2) the fine for a second notice of violation will increase from \$50 to \$100. Replacement page is included in this mailing.

Memorial Day

The flag committee will be placing flags throughout the community the weekend of May 26th. Call the management company to let them know you don't wish to have a flag in front of your house.

Crosswalk Sign

You may have noticed we are without a crosswalk sign once again. The previous severely damaged sign had been quickly replaced with a brand new one. Unfortunately, we believe the new sign was stolen. The Township is aware of what happened.

Thank you.

The Executive Board