



Winter Newsletter

February 19, 2024

WELCOME

Hoping this letter finds you well and looking forward to spring! We begin this new year by welcoming new neighbors to our community, Kim and Steve Hagee who resides at 251 PC.

ELECTION OF OFFICERS

The first Board meeting for the new year was held on January 25th. The officers of the Association are elected annually by the Executive Board at this meeting. The officers for 2024 are: Toni Averbach, President; George Trocki, Vice President; Randy Holter, Secretary; Gary Holley, Treasurer; and Roland Carrington, IT Specialist.

NO PARKING SIGNS

An item on the Board's agenda was a request for additional "No Parking" signs. It was noted we have several "No Parking" signs on Prospect Circle but none on Fairmount Court. A motion was made and passed to purchase and install, as soon as the weather permits, three (3) "No Parking This Side of Street" signs on Fairmount Court.

SMOKE DETECTORS

Another item addressed at the meeting was the expiration of smoke detectors. Back in 2013-14 as a community project, the Board granted a contractor to purchase and replace builder smoke detectors with updated smoke and carbon dioxide detectors for residents who requested this service. These installed smoke and carbon dioxide detectors had a 10-year warranty. If you noticed that in December, 2023 and this past January your smoke detectors are chirping, it may be time to not only replace the battery but the entire detector unit. For those residents who participated in this group activity, the warranty and life expectancy of the unit has expired. It will be up to each individual unit owner to hire your own contractor to replace the detectors, if this is something you can't do on your own.

SNOW REMOVAL

Deer Ridge, Inc., our landscape company, is also our snow contractor for this snow season. We have had several snow events so far which required salting and plowing. Unlike the past snow contractor, Deer Ridge must go to York to get the salt. This can delay their start time to come into our community. Because they plow other businesses in Shrewsbury and depending on the time of the snow fall, Deer Ridge tries to get here as close to 6:00 AM as possible.

On one particular event, we had trash cans out near the street which made it difficult for the contractor to plow curb to curb. He did plow a path up the middle of the road and came back later to get as close to the curb as possible without hitting trash cans.

Do not stop the contractor to ask a question or request, as he is trying to do his job. If you have any concerns, please contact our management company and any messages you leave will get back to us if they are unable to answer you.

During the snow events, there was much confusion on our trash pickup days. Are they picking up the trash or not was the question. We tried to get the message out to you as we received it from the township. A suggestion is to put the Penn Waste website (www.pennwaste.com) on your devices or go to tvllas.org, under Links, for the latest trash update.

Lastly, the residents are responsible for clearing or hiring someone to clear your sidewalks and driveways of snow and ice. However, if you do know someone interested in shoveling sidewalks and driveways, let the management company know all the details and Joy may send out a community email informing residents.

Thank you.

The Executive Board