

SPRING NEWSLETTER

April, 2024

Welcome

We are pleased to welcome our most recent new residents. They are James and Erin Black who resides at 239 PC and John and Annette Federline who just moved into 203 PC.

ASI

The summer inspection (ASI) will take place by the Board on Saturday, June 1, 2024.

The following items will be inspected.

1. **Foundations** – A revised color palette page is included with this mailing. The foundation paint is called Alcoa. This paint can only be found at the Sherwin Williams' store located in York, PA on Memory Lane. Rule 4 is included in this mailing.
2. **Mold** on siding, decks, steps, and patios
3. **Driveways** should be periodically sealed or resealed. Driveways that are broken, crumbling, or deteriorating must be repaired or replaced.
4. **Weeds** in the front and side mulch beds.
5. **Pop-up Drains** are located in the lawn in front of your house. Refer to Rule 56.

Once inspection is completed, CAM will send violation letters to those affected. Reinspection will take place on Saturday, July 20, 2024. Please refer to Rule 29 for additional information.

Landscaping

Mowing day is Tuesday.

Talking to Contractors:

This topic has been in our newsletters in the past. Contractors informed us that some homeowners continue to approach their workers to talk and tell them what to do. Delaying a contractor's time causes extra expense to the community. If you have a problem, call CAM. They will get the message to the proper person. This not only includes our landscapers but anyone hired to perform a job throughout the year. You have been informed of this issue, and if it happens again, a fine could be given to the offending resident.

National Digging Month

Did you know that April is National Digging Month. Pennsylvanians are required to call 811 before you dig. Service representatives will mark the location of underground lines, electric, gas, etc. with color paint, flags or chalk near the site.

Landscaping and Architectural Requests

A quick reminder! After you send in your request and received a preliminary approval for a project, and the landscaping or architectural project is completed, please contact CAM and let them know, so that the committee can do a final inspection.

Annual Meeting

The date for the annual community meeting is Thursday, September 19, 2024. Once again, we will try to have our meeting in the conference room at the Hampton Inn in New Freedom. Please mark your calendars. More information will follow.

Commercial Signs

Please make your contractors aware that no signs or notices (commercial or non-commercial) are permitted on the grass area, mulch beds, common areas or community mailboxes. This also applies to political signage. In the event a unit owner desires to offer their unit for sale, there shall be only one visible "for sale" sign, which may be placed in the mulch bed within a few feet of the front porch. The sign shall not exceed 16" by 20". Rule 54

Community Picnic

This year we plan on having the community picnic earlier in the summer season than in previous years. It is scheduled for Saturday, June 8, 2024, weather permitting. More information will be sent out later.

Phone Directory

The Board is in the process with CAM's help of updating our phone directory. A letter will be sent out to all new residents, whose names are not in the 2021 book, asking permission to include their phone number. If the residents who are in the current 2021 book, had a change in their phone number, please call CAM to inform them of your new number. Thank you.

Board Minutes and Audit

Starting this year the Board Meeting Minutes will be posted in your portal. The audit will also be found there.

Memorial Day

The flag committee will be placing flags throughout the community the weekend of May 24th. Call the management company to let them know you don't wish to have a flag in front of your house.

Landscaping and Architectural Committees

The Board wishes to thank our two committees who do a super job of reviewing the request forms, often meeting with the resident and working closely with the Board. Both committees could use more members. If you are interested, please let us know.

Thank you.

The Executive Board