

The Villas at Shrewsbury Condominium Association  
360 Loucks Road, York, PA 17404  
(717) 843-2869, pm@c21dale.com  
[www.century21dalepm.com](http://www.century21dalepm.com)

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Roland Carrington, Cynthia Carrington  
216 Prospect Circle  
Shrewsbury, PA 17361

### EXCITING NEWS

Your Board of Directors have hired CENTURY 21 Dale Realty Co Property Management to manage your Association as of January 1st, 2026. If you have questions about your association fees, lawn care, snow removal, association insurance, or need a resale certificate or association documents you should call or email CENTURY 21 Dale Realty Co. Property Management as listed above.

The first payment of \$120 will be due on January 1st, 2026. This payment will be for your January dues if you did not make the payment already. If you have a current credit on your account, then do not set up any payments until we get your opening balances inputted once we receive the balances from the previous company. The board will be lenient this first month or two due to the transition period on late fees. If you have sent payments already, then they will be transferred over to us in the near future. Please make sure you modify any bill pays through your banks and have them sent to our address at 360 Loucks Road, York, PA 17404.

You can send payments to our office at 360 Loucks Road, York, PA 17404. Checks should be made payable to The Villas at Shrewsbury Condominium Association. You can also drop off your payments in person. We are located on the east side of Route 30, between Pennsylvania Avenue and Susquehanna Trail in a brown round building with a large time and temperature sign out front. We wanted to let you know that you can also pay your association fee and other charges online - directly from your bank account! Most importantly we would like to encourage you to use the Associations Online Portal. It is the most streamlined way to stay up to date with what is happening in your Association. With this system you stay on top of your current/upcoming charges and your payment history. **But, best of all, you will be able to make your payments online using your bank account, credit card or debit card.**

Consider the following benefits of paying your Association Fees online:

- **Security.** Online payments are much more secure than mailing a check. You will receive an email notification when your payment is made that you can keep for your records and you can sign up for email reminders when your payment is coming due.
- **Speed.** Online payments post to your account immediately - faster and more reliable than if you mail a check or use online banking bill payment services. They are even faster than if you drop a check off at our office!

- **Convenience.** View your charges and make payments online, anytime, and from anywhere. No more paper checks, envelopes, stamps, or unnecessary “out of your way” trips to our office to drop off a check. You can even set up a recurring payment so your Association Fee is paid automatically – no more worrying about forgetting to pay your Association Fee on time or dealing with late fees!
- **You will also be able to check your account balance at any time, access your Association Documents, and submit your architectural requests through your online portal.**

However, before you can pay your Association Fee online you will have to activate your account. **You'll be receiving an activation email in the near future.** The email will contain a link that you will need to click on in order to set up your account. Keep an eye out for that email. Make sure to check your spam folder and/or junk mail filters to ensure it does not accidentally end up there.

If you are paying through your bank using their Bill Pay Feature, then please contact them ASAP to switch over where they send your payments to. Please make sure they mail them to 360 Loucks Road, York, PA 17404. Please provide your address or Unit number as the account number. We recommend having them send the check out a few weeks early to make sure it reaches our office by the due date. All checks need to be received at our office on or before the due date each month.

If you have not received this letter by both mail and e-mail, please contact us with your current email address. We will then send you a link to set up your online portal. Let us know if you have any questions by calling 717-843-2869 or sending us an email at pm@c21dale.com.

Sincerely,  
Century 21 Dale Realty Co Property Management