

TVAS 2026 WINTER NEWSLETTER

March, 2026

CENTURY 21 DALE REALTY

We began the new year welcoming our new management company, Century 21 Dale Realty.

Last December you received an introductory letter from Century 21 with information, such as contact number, address, and most importantly, instructions on how to activate your personal account through their online portal. Most unit owners have activated their portal.

Online portal offers the convenience of paying dues. In addition to dues payment, you can request maintenance, view documents, and submit an Architectural/Landscaping request using the TVAS request form.

For residents you have not activated their portal, you can sign into your online portal by downloading the AppFolio Online Portal mobile app in the App Store on your iPhone or get it on Google Play. Or you can also log into your Online Portal anytime at:

<https://century21dalerealtyco.appfolio.com/connect>.

Meet the Staff:

Cody Crumling (property manager), Leanna Beam (owner of the company), Steve Beam (accounting/financial), Mike Renner (maintenance), Becky March (inspections/violations/ARC requests), Jamie Fair (miscellaneous)

If you call the office, you can first ask your question to whomever answers the phone and they will see if they can assist you. If they cannot or there is a better person for you to speak with, they will transfer you over to that person.

The Board directs you to call Century 21 with any question you may have to become familiar with our new property management co. Phone # 717-842-2869.

LATE FEES

Late fees for delinquent accounts have been postponed to allow all residents to register with Century 21 Dale Realty. However, beginning April 1, 2026 if dues are not paid in full by the 5th of the month or you have a balance on your account, a \$10.00 late fee will be applied each month until you have a zero balance on your account.

SNOW

This year we have had an unusual amount of snow in comparison to previous years. We were fortunate to have advance notice from the weathermen which allowed us to send out advanced snow notification to unit owners through our community emails. Residents did a great job of keeping the roads open for snow plowing and salting. So much snow! There was one time Deer Ridge spent a full week at the Villas clearing the amount of snow on our streets.

You might be interested in this free app that provides weather alerts, Penn Waste Collection Updates, helpful information and local events from Shrewsbury Township and surrounding areas. Download **Savvycitizenapp.com**.

BOARD INFORMATION

Board officers were elected for 2026. They are: Toni Averbach, President; George Trocki, Vice President; Randy Holter, Secretary; Gary Holley, Treasurer; and Roland Carrington, IT Specialist. For the first time, we also voted and elected to the Board two Members-at-Large. Congratulations to Susan McKenna and Linda Weber. Both members will provide valuable assistance to the Board.

FYI - As discussed at the 2025 fall community meeting, the Board voted and approved to hire Complex Solutions, Ltd to provide a reserve study of our community's replacement items, such as roads, curbs, drains, etc. They will perform a site visit, generate a list with life and cost estimates and prepare a financial analysis.

COMMUNITY MEETINGS

Mark your calendars! This year there will be two community meetings.

SPRING MEETING – Thursday, April 30, 2026, the Board invited a representative from Century 21 to speak to our residents about their company and answer your questions. Note: this is not a business meeting. More information to follow.

FALL MEETING – Thursday, September 17, 2026 is the date for annual community business meeting.

Both meetings will be held at the Hampton Inn located in New Freedom from 7pm to 9pm.

LITTER PICKUP WEEK

Every April our residents volunteer to canvass the community for any litter found on the common areas. Trash bags and a map are provided. This year the pickup begins Saturday, April 25th through May 1st. See attached flyer.

TREE PROJECT

Phase three (3) of our tree projects will begin this month and part of April. This includes trimming and pruning 33 estimated Dogwoods on Fairmount Court and Prospect Circle. Trim 44 estimated Pine trees and 7 Maple trees.

Looking forward to spring season and warmer weather!

Thank you.

The Executive Board