



National Good Neighbor Day  
September 28, 2017

OAK HILL AT SPRING RIDGE  
BOARD OF DIRECTORS

Richard Mappin, President  
James Dreibelbis, Vice President  
Donna Beissel, Treasurer  
Cheryl Spillerman, Secretary  
Merl Zodel, At-Large

**OAK HILL MESSAGE BOARDS**

The message board has been recently updated on Oak Hill HOA website. We can use the message board to share thoughts on assorted topics about the Oak Hill Community.

To view the Message Boards:

1. Login to the "Members Area" of the Oak Hill Homeowners Association website [www.oakhillhoa.org](http://www.oakhillhoa.org).
2. Access under Members Area Features, then, "Communication or Engagement", then, "Message Boards."
3. There are currently topics ranging from Landscaping, Snow Removal, and our new Social Committee.
4. Click on any boards to review the topic and any replies. You can reply to any topic.
5. Email Notifications:
  - a. If you would like to receive email notifications when new topics or responses are posted within a board, check the "Opt-In" checkboxes next to that board.
  - b. If you would like the email notifications to be limited to one email per day, per board, check the "daily digest" checkboxes next to that board.
6. Don't miss the "Social Committee" topic. We anticipate this to be one of the most used topics.

The Message Boards are NOT intended as an alternative to reporting issues and concerns to our management company. If you have individual issues or concerns, Exterior Alteration Requests, etc. These must be reported, preferably in writing, to Danella Realty & Management Co.

The Message Boards are meant to find out what is going on and communicating with other Oak Hill Homeowners.

**SURVEY**

Enclosed with this newsletter is a survey. At nearly every Annual Meeting, there are questions as to why our Association isn't an aged-restricted community limited to residents who are age 55 and older. Enclosed with this newsletter is a survey requesting the opinion of all homeowners regarding the possibility of changing our community to an age-restricted neighborhood. This will not happen unless there is a serious interest, an open meeting occurs to discuss and a formal vote of the homeowners. For the moment, we would appreciate your input.

**WINE & CHEESE PARTY**

Thanks to all who attended our first wine and cheese night, we have made plans for two more and the dates are as follow:

**September 11, 2017**

Along with your bottle of wine, please bring the following if your last name begins with:

- A-G to bring an Appetizer
- H-O to bring Cheese and Crackers
- P-Z to bring Sweets

**October 10, 2017**

Along with your bottle of wine, please bring the following if your last name begins with:

- A-G to bring Cheese and Crackers
- H-O to bring Sweets
- P-Z to bring an Appetizer

We will be using the recreation center as before and the time will stay the same 7 PM to 9 PM. We have changed some things such as what to bring and the day of the week as per our discussion.

This event is open to all residents of the Villages of Spring Ridge and Oak Hill who are 21 years old and older. It is a great opportunity to get know your neighbors.



**NEW YORK CITY BUS TRIP**

Saturday, October 21, 2017

Departs Spring Ridge: 7:30 AM  
Arrives in New York: 10:30 AM

Departs New York: 6:00 PM  
Arrives at Spring Ridge: 9:00 PM

The bus will take us to 51<sup>st</sup> between Broadway and 8<sup>th</sup> Ave. From there you will have free time for lunch, museums, the theater, shopping and/or sightseeing.

Price per person is \$38.00.  
All checks should be made out to (Checks to arrive no later than September 15, 2017):

Nunzio Alagia  
112 Oak Hill Lane  
Wyomissing, PA 19610

For more information: 610-736-3523  
nam3671@comcast.net

Please meet us at the Corporate Campus parking area off of Meridian Blvd. (1200 Broadcasting Rd), no later than 7:15 AM.

All are welcome! This is a multi-community event including Oak Hill, Village of Spring Ridge and Rosemont-Berks Homeowners Associations.

**SAVE THE DATE**

## 8<sup>th</sup> Annual Barkfest

Saturday, October 28, 2017  
1:00 – 3:00 PM

This is an opportunity to show off your four legged friends in a costume party and parade. There will be prizes for best costume. 'Scariest Costume', 'Funniest Costume', 'Most Original' & 'Best in Show'. Only well behaved dogs are welcome.

For more information:  
Call: Sue at 610-927-5301

### ASSOCIATION CONTRACTORS

Please do not attempt to direct the contractors hired by the Association to perform Association services. The contractors, such as the snow removal and landscape contractor, have a contract to provide specific services to our community. The laborers are not authorized to receive instructions from homeowners. If you have any concerns or need assistance with Association responsibility items, please contact Danella Realty & Management. It is helpful if you put your concerns in writing or via email so we have a paper trail regarding the history of the contractor's overall performance.

### STREET LIGHT OUT?

Please call the emergency customer service line at PP&L directly 1-800-342-5775 with the location and pole number.

### TRASH & RECYCLING

Were you missed for trash or recycling or need a new recycling bin? Please call Republic Services/ Allied Waste directly at 1-800-836-2143 for a pick up or to arrange a bulk pick up. Remember: no trash or recycling out before 6:00 PM the night before pick up.

**SPEED  
LIMIT  
15**

Reminder: Please slow down and abide to the 15 MPH speed limit in our neighborhood.

### PROJECTS

The Board has been busy this summer looking at ways to improve our community. Here are some planned projects:

1. Driveway Drains – Drains will be installed in two driveways that have water pooling on them when it rains. The depth of the pools are such that they pose a danger if the water freezes.
2. Hedge Along Meridian – The fitters hedge behind 101-112 and 201-206 Oak Hill Lane will be removed and replaced the first week of September. The current one has grown beyond the ability to prune.

### DRYER VENT CLEANING

The Association requires that all dryer ducts are cleaned a minimum of once every two years. **The deadline for you to have your dryer ducts cleaned is December 31, 2017.** You will need to mail management a copy of your receipt from a licensed contractor as proof of compliance. If you fail to comply with this requirement, you will be fined on a monthly basis following the deadline until compliance is achieved.

A Board member was able to get a price from Essig for dryer duct cleaning at \$69.00/unit with at least 25 units. Unit owners should contact Essig directly and they will do the scheduling. You will need to mention that you are a unit owner at Oak Hill. Contact person is Jordon Boyer at 610-816-6548.

Also, some unit owners in the past have used Duct Doctor at 484-467-9534. We do not have a current price but he charged \$59 in 2015.

### PICK UP AFTER YOURSELF & YOUR DOG

We keep noticing cigarette butts and dog waste on our grounds. We know your dogs aren't smoking and they can't pick up their own waste. So, please, pick "it" up and dispose of it properly!

### MAILING HOA PAYMENTS

Please allow for plenty of time to pay your homeowner association fees. It is due the **1st of each Quarter (January 1, April 1, July 1 and October 1)** and considered late if received after 15th of the month.

**Your monthly homeowner assessments must be mailed to:**

Oak Hill at Spring Ridge HOA  
P.O. Box 65941  
Phoenix, Arizona 85082-5941

**Please write your account number on the check and include the coupon with each payment. Payments are not to be mailed to the Management Company.**

**Please mail all correspondence and forms:**

Oak Hill at Spring Ridge HOA  
c/o Danella Realty & Mgmt.  
P.O. Box 1017  
Blue Bell, PA 19422

**(610) 834-6200, (610) 834-6204 Fax**

**Sherry Tepper, Assistant Manager**  
[stepper@danellarealty.com](mailto:stepper@danellarealty.com)

- Maintenance Requests
- Exterior Alterations
- Resale information
- General Questions

**Rebecca Mason, Community Manager,**  
[rmason@danellarealty.com](mailto:rmason@danellarealty.com)

- Bylaws or Declaration Questions
- Board or Legal Concerns
- Delinquent Accounts
- Contractor Issues

*Please remember your Board is composed of volunteers and should only be contacted via the management company. Please do not contact Board members directly.*

### HOMEOWNER ACCOUNT ACCESS

You are reminded that you are able to access your account information, obtain all forms (exterior alteration form, homeowners' information form, Leasing Form, parking registration, etc.), a copy of the Declaration, Bylaws and Rules & Regulations through the website at:

<https://login.danellarealty.com>.

If you have misplaced your website information, please email Sherry Tepper at: [stepper@danellarealty.com](mailto:stepper@danellarealty.com).