



Happy*
Spring*
March 2021

OAK HILL AT SPRING RIDGE
HOMEOWNERS
ASSOCIATION

BOARD OF DIRECTORS
James Dreibelbis, President
Robert Long, Vice President
Donna Beissel, Treasurer
Cheryl Spillerman, Secretary
Merl Zodel, At-Large

ANNUAL MEETING

The 2021 Annual Meeting is scheduled for Wednesday, April 21, 2021 at 6:00 PM.

The purpose of this meeting is to elect two members to the Board of Directors. We will also review the 2020 Audit. The terms of Donna Beissel and Jim Dreibelbis expire this year. If you are interested in throwing in your hat to join the Board, please submit the enclosed nomination form to our management company to arrive by April 2, 2021.

Due to the current Covid-19 restrictions, we are holding this meeting through a Zoom conference. We will send you Zoom instructions with the ballot and agenda.

You will be able to view the Board and Management during the presentation and ask questions at the end of the meeting. If you do not have the ability to visually join the meeting, you will be able to listen to it through your computer or smartphone. Please send questions to Rebecca Mason at Danella Realty & Management prior to the meeting and the Board will address them.

When you receive the election ballot, kindly complete the ballot and return it by mail, email or fax to arrive prior to the afternoon of April 21, 2021. Your completed ballot is important for us to achieve a quorum.

VSRHOA POOL MEMBERSHIP

The Villages of Spring Ridge Homeowners Association intends to open its pool on Memorial Day weekend. At this point, the Board does not know if it will be opened with Covid-19 limitations as were in place last year, or if it will be open as it was in years prior to 2020. As the vaccine is made more widely available, we all hope that we can be back to normal or near-normal activities. We will keep you posted regarding the pool opening.

GREEN SIDING & BLACK PATIOS

Take a walk around your home. Several of our homes have dirty siding and some of them are green with mold. Many of the concrete patios are black with mold and dirt.

Kindly have all dirty siding and patios cleaned by June 1, 2021. The appearance of dirty siding and patios decreases the value of our community, not to mention that it creates an eyesore.

You can clean the siding yourself with a sprayer hose, siding cleaner that can be purchased a home store, and a soft, long-handled brush. You can purchase similar cleaner for your concrete patios. Otherwise, you can hire your own licensed and insured contractor to perform the cleaning. If you do not have a siding cleaning contractor, you may consider hiring one of the following that some of your neighbors have recently used.

- John's Pressure Wash 484-818-1839
- Sparkle Wash 610-856-1002
- Elite Power Washing 484-515-5125

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, recycling, or need a new recycling bin? Please call Republic Services (610) 926-9132 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.

Again, please secure your trash and recycling in tied bags so it does not blow around in the wind. **Please do not place cans on the lawns.**

PARKING REGULATIONS

Per the Rules and Regulations, **please do not park on the streets** for more than brief periods (15 minutes or less) of time to load or unload. **Also, please do not park on the grass.**

Our streets are not wide enough for street parking. Street parking can block emergency vehicles.

The visitor parking is not to be used by residents on weekends unless they have more cars than parking areas (driveway & garage). For example, if a unit owner has a single car garage and three cars, the owner may park one car in the visitor parking. Using your garage for storage does not provide you a parking space in guest parking.

FERAL CATS

Volunteers are trying to curb the feral cat population in our community by setting baited traps to catch the cats and have them neutered. They are trying to reduce the number of cats and humanely control the population. We appreciate your patience in this project and hope you might consider adopting one of these cats to raise in your homes.



The speed limit within our community is 15 miles per hour. We have noticed speeding on our streets. **Please slow down and stop at all stop signs!**

Please remind delivery drivers and guests to slow down.

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

Rebecca Mason, Community Manager,
rmason@danellarealty.com

Eileen Kahn, Assistant Manager,
ekahn@danellarealty.com

Please avoid contacting Board members directly.

2021 Dryer Vent Cleaning Reminder

REMINDER: The Association now requires that all dryer ducts be cleaned a minimum of once every two years. **The deadline for you to have your dryer ducts cleaned is December 31, 2021.** 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. There are several companies that offer this service. Many of your neighbors have used the following:

- Essig 610-373-3229
- Duct Doctor 484-467-9534
- Dryer Vent Squad 484-286-3409

EXTERIOR ALTERATIONS

It is the time of year that many of us plan on doing some gardening, painting, and other exterior improvements to our homes.

All exterior alterations, including but not limited to awnings, adding gardens, replacing doors and windows, roof replacement, enlarging decks and patios, etc. must receive written Board approval prior to commencing the project.

Please remember that you must provide a current certificate of insurance with your request.

SPRING CLEAN UP

Please take time to walk around the exterior of your home and look at the condition of the exterior of your home.

Please remember that you are responsible for keeping private planting beds weeded and pruned, staining your deck, cleaning dirty patios, painting trim and doors, etc. Please remember decks and patios are not for storage of empty pots, trashcans, bicycles, toys, and extra propane tanks.

Please take some time, walk around your home and check what maintenance it needs. Together we can keep our community a beautiful place to live.

ACCOUNT ACCESS

You are reminded that you are able to access your account information, obtain all forms (exterior alteration form, homeowner information form, leasing form, etc.), financial reports, 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 Eileen Kahn at ekahn@danellarealty.com.

PICK IT UP!

We love our dogs, but we keep noticing dog waste on our grounds. Your dogs cannot pick up their own waste. So, please, pick "it" up and dispose of it properly! This includes both within our community and along Meridian Boulevard.

EXPIRED SMOKE ALARMS

Our homes are more than ten (10) years old. *National Fire Alarm Code*® requires smoke alarms be replaced at least every 10 years. Many homes have smoke alarms past their expiration date, putting people at increased risk. This includes both wired and battery operated smoke alarms.

To find out how old your smoke alarm is and its expiration date, simply look on the back of the alarm where the date of manufacture is marked. The smoke alarm should be replaced 10 years from that date (not the date of purchase).

Oak Hill at Spring Ridge Homeowners Association

2021 BOARD CANDIDATE DATA SHEET

(You may attach information regarding experience and why you desire to run for the Board)

Name: _____
Phone Number: Home: _____ Work: _____
Address (if living on premises) _____
Address (if investor) _____
How long have you lived/owned at Oak Hill at Spring Ridge? _____

Education (state schools, years attended and degrees, if any):

Present Employer: _____ Since: _____
Position: _____

If Retired (Former Employer & Position): _____

List any experience you feel would especially qualify you to serve on the Executive Board.

State briefly why you desire to run for election to the Board:

I hereby state that I am willing to serve for a term on the Board of Directors at Oak Hill at Spring Ridge HOA. I hereby consent to the publication of the above and attached data to all unit owners to assist them in casting their ballots for the Board of Directors.

Date: _____ Signature: _____

Per the Bylaws, 3.2 (b) 1, please have ten (10) Oak Hill at Spring Ridge homeowners endorse your candidacy application.

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

SIGNATURES MUST BE THOSE OF OWNERS AND ONE SIGNATURE WILL BE ACCEPTED PER UNIT. TEN SIGNATURES ARE REQUIRED PER THE BYLAWS. PETITION MUST BE RETURNED TO: P.O. BOX 1017, BLUE BELL, PA 19422-1017 OR FAXED TO: (610) 834-6204 OR EMAIL TO RMASON@DANELLAREALTY.COM NO LATER THAN APRIL 2, 2021.

