



**OAK HILL AT SPRING RIDGE
HOMEOWNERS
ASSOCIATION**

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

**OAK HILL & SPRING RIDGE
DINNER & MUSIC EVENT**

Our next Fun Get Together is
planned for:

**Thursday, April 19, 2018
5:30 – 8:30 PM
At Emily's Restaurant
3790 Morgantown Rd. (Rt. 10)
Mohnton, PA 19540**

On their heated and/or air conditioned deck.

Our neighbor and friend, Ray Allen (Mest), and Darel Atkinson will be playing throughout the evening. Ray has added such a nice touch to many of our dinners and wine and cheese evenings. Let's come out to support Ray for a wonderful night of music and drinks and great food with our friends and neighbors.

Please RSVP to Merl Zodel at 610.223.4484 or email her at merlzodel@aol.com by April 12, 2018 for a reservation for Emily's.



BLOWIN' IN THE WIND

woods. Please be sure that all trash is secure in bags before placing it in your trash containers. Also, place your recyclables in bags so they aren't blown away. A few minutes of conscientiousness will save us all some aggravation.

ANNUAL MEETING

The 2018 Annual Meeting is scheduled for Tuesday, April 24, 2018 at the Villages of Spring Ridge Clubhouse at 6:30 PM.

The purpose of this meeting is to elect three members to the Board of Directors. We will, also, review the 2017 Audit. The incumbents, Rick Mappin, Cheryl Spillerman and Merl Zodel have expressed a desire to continue to serve on the Board. Please contact Rebecca Mason at Danella Realty & Management by April 9, 2018 if you wish to challenge the incumbents and she will send you a candidate data sheet.

A ballot will be mailed to you. It is important that you mail your completed ballot in prior to the election. If a quorum is not achieved, the ballots will have to be mailed out, again.

Come out and meet your neighbors and find out what is happening in your community. We hope to see you there!

GAME DAY MONDAYS

Bored? Want some social life and fun? Head over to the Villages of Spring Ridge HOA recreation center to play a board or card game. 1:00 – 5:00 PM on Mondays. All welcome.

EXTERIOR ALTERATION REQUESTS

Spring is just around the corner. It is the time 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.

Once all of the required documentation is received by the management office, it will be forwarded to the Board, who discuss the request at the following Board Meeting or via an email discussion. The Board will instruct our management company to notify the homeowner if their request is approved, approved with conditions or denied.

Please remember that you must provide a current certificate of insurance with your request. Just because a contractor has worked in the community in the past does not mean that their insurance is up to date.

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.

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 and extra parking space.

VSRHOA POOL MEMBERSHIP

The 2018 Villages of Spring Ridge Homeowners Association Pool and Recreation Membership fee is \$185.00. You will, also, be eligible to rent the clubhouse the entire year and use the tennis court. The clubhouse rental fee is \$50 per day and a \$100 security deposit.

Only current residents of Oak Hill are eligible to join the pool. Pool tags will be assigned to the specific residents and are not transferable. Two guests per household are permitted to accompany the resident per day. Additional guests will result in a \$5 per day charge to the resident's account. **The 2018 pool applications will be mailed with election ballots next month.**

PROPERTY TRANSFER PERMIT

The Township of Spring requires an inspection each time a house is sold. It called a Property Transfer Inspection. There is a one hundred fifty dollars (\$150) inspection fee for each inspection and must include the Property Transfer Permit Application. Application received less than (15) business days prior to settlement and/or transfer of ownership will be charged \$250. Both the buyers and sellers will have to sign off that they received the report. The township will perform the inspection within 10 business days following receipt of the application and fee. This is an exterior inspection. You may find more information online on the Township of Spring Website or call the township at 610.678.5393.

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.



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!



SELLING YOUR HOME?

If you are planning to sell your home this year, there are a few things you need to know. The Pennsylvania Uniform Planned Community Act requires that the Seller provide the Purchaser a 5407 Resale Package within 10 calendar days of signing the purchase & sale agreement. This package will include a copy of the Resale Certificate prepared by the Management Company, the Declaration, Bylaws, Rules & Regulations, Audit, Budget and all forms. Without this 5407 package, a Buyer may back out of the sale. Your real estate agent, attorney or you may order the resale package at www.condocerts.com. It costs \$254 for a standard package.

SPRING CLEAN UP

It is hard to believe that spring is here when it snows on April 2nd. However, it will be soon time to do a spring cleanup outside. Please remember that you are responsible for keeping private planting beds weeded and pruned, staining your deck, painting trim and doors, cleaning your patio, etc. Please remember decks and patios aren't for storage of empty pots, trash cans, bicycles, toys, and extra propane tanks. Take some time and walk around your home and check what maintenance it needs.

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

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 though the website at:

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

If you have misplaced your website information, please email Sherry Tepper at: stepper@danellarealty.com.

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!