



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.



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!