



# Oak Hill at Spring Ridge HOA

December 2018

[www.oakhillhoa.org](http://www.oakhillhoa.org)

## Board of Directors:

James Dreibelbis, President  
Bob Long, Vice President  
Cheryl Spillerman, Secretary  
Donna Beissel, Treasurer  
Merl Zodel, At Large

## 2019 Budget

Enclosed with this newsletter is the approved 2019 Budget. There will be a modest increase on the quarterly fees for 2019. The increase is due to our landscape contract expense increasing, (we have not had an increase in our landscape contract in several years). We also increased funds for snow removal and will be replenishing some of the funds used for street paving this past year. You will receive your coupon books in the next couple of weeks. Those that have ACH do not have to make any changes.

## Parking Reminders

With the winter holidays approaching, we need to remind all residents that the guest parking is for guests only. All residents are provided with a minimum of 2 parking spaces (garage & driveway) and some residents have 4 parking spaces with their double garage. Just because you may use your garage for storage does not mean you may park in the guest parking. We understand it means jockeying your cars but it is not fair to those that park in their garages & driveway. Also, please remind your guests that they are not to park along the street or on a neighbor's driveway.

## Christmas Tree Pick Up

Pick up is scheduled for Saturday, January 12<sup>th</sup>. Trees may be put out by the curb the Friday night before collection, (all ornaments, lights, stands, and tinsel must be removed). Another alternative is to bring it to the Spring Township recycling center on Yerger Boulevard just off State Hill Road behind Giant.

## Oak Hill Decorated for the Holidays

Special thanks to the volunteers for hanging the festive decorations around our community: Denise Keltz, Sally Cusimano, Connie Kendig, Debbie Dallago, Rick Mappin, Merl Zodel and Ron Alesin. Their team effort has resulted in making our community a welcoming site for the holidays.

**REMINDER: Next year, you must have your dryer vents cleaned by an insured contractor by December 31, 2019. Receipts sent to Danella Realty.**

## Snow Removal Policy

The Association contracts for snow removal from streets, driveways and sidewalks. The Board of Directors has developed a general policy to be followed during snowstorms. It is important that we have everyone's full cooperation and assistance.

1. Unless icy conditions are present, snow removal service will not be provided unless at least two (2) inches of snow has fallen. Snow removal will commence within 2 hours after the end of the snowstorm.
  2. Order of priority of snow removal:
    - a. Streets and Intersections (So emergency vehicles can enter)
    - b. Fire hydrants & Storm Sewer Inlets
    - c. Driveways
    - d. Sidewalks
  3. The snow contractor has been directed not to use salt on the sidewalks. So, please do not put salt on the sidewalks as the salt will cause the concrete to deteriorate. You may want to keep ice melt handy at your home to spread in front of your walk.
  4. To assist in the snow removal process, please:
    - a. Move your car into your garage or out of the way so that your driveway may be cleared. The snow removal contractor will not clear snow closer than 18 inches to a parked car. **Driveways will not be cleared if a car is parked on it. There will be no returns if you don't move your car.**
    - b. Move items out of the way of the sidewalks and driveways.
    - c. Do not park along the street.
    - d. **Do not direct any contractor in their efforts on behalf of the Association. Do not try to bribe the snow removal contractors to clear your car.** It only hampers the process. If you have an emergency and must get out, please call the management office and let them know there is an emergency.
  5. Please be patient before you call to protest any lack of response to snow removal during snowstorms. The contractor cannot be at all of our units at the same time. The contractor will return a few hours after completion to remove any drifted snow over sidewalks. Please do not remove the snow stakes. It assists in protecting our turf, concrete and driveways.
- Once again, please do not instruct the snow removal contractor how to perform the snow removal. If you have a problem, please call our Management Office at 610.834.6200. Your cooperation and patience in this process are highly appreciated.

## Whom to Call?

Please do not call Board members directly regarding community issues. Please put your concerns in writing, email or call Danella Realty & Mgmt. We need a paper trail of requests and please remember that the Board is composed of volunteers and respect their privacy. Requests are presented to all Board members upon receipt for review.

## Holiday Decorations

Many of our residents will be decorating their homes for the upcoming holidays and we all look forward to more of those additional festive signs of the season.

Large crèches, inflatable figurines and other decorations, etc., are not permitted in the Oak Hill common areas. We permit lights on the shrubs closest to your home; wreaths or sprays on doors and even by the garage lights, as long as house numbers aren't hidden. Please remember that all holiday decorations must be removed by no later than January 15<sup>th</sup>. Also, please be reminded that decorations are limited to your home and the beds around it. They may not be placed on the common area.

## Social Events

The Social Committee for Oak Hill at Spring Ridge is planning several events for 2019. The tentative events and dates are as follows:

- Jan. 17– Mid-Winter Night Out Wine & Cheese
- Mar. 17 – Wearing of the Green Party
- May 5. – Cinco de Mayo Party
- June 13 – Music Night at the Club House

We will keep you posted as we near each event with more details such as time, location and whether you need to sign up.

## Snow Birds?

Are you planning to leave our community during the winter? Please remember to contact Danella Realty & Management with your new contact information.

## Please Pick Up After Your Dog

We know this message gets old, but seeing dog waste on our lawns and along our streets gets old, too. Please carry a waste bag with you each time you walk your dog and dispose of the waste immediately. There is a \$300 fine in the Township of Spring for not properly disposing of dog waste. Also, we keep noticing cigarette butts and dog waste on our grounds. We know your dogs are not smoking and they can't pick up their own waste. So, please, pick "it" up and dispose of it properly! A special thanks for respectful dog owners & smokers.

## Coupon Books

Once again, we are using coupon books. They will be mailed to you in December. Please place your coupon books in a handy place and write down the due dates for the quarterly homeowner fees: Due January 1<sup>st</sup>...late after January 15<sup>th</sup>, Due April 1<sup>st</sup>...late after April 15<sup>th</sup>. Due July 1<sup>st</sup>...late after July 15<sup>th</sup>, Due October 1<sup>st</sup>...late after October 15<sup>th</sup>. Please write your account number on all of your checks. You will not receive quarterly statements unless you are late. We encourage those homeowners that tend to forget to pay the quarterly assessments in a timely manner to sign up for automatic withdrawal. Please contact the Management Office for an application.

## Mailing Quarterly Assessments

The next Quarterly Homeowners Association fee is due **January 1, 2019**. A late fee will be assessed on your account if not received by **January 15, 2019**. Please remember to write your account number on your checks. We offer direct automatic payment from your checking account. Please call the Management Company for an application.

Mail your Quarterly Homeowners Association fee to the following address (*please do not send correspondence to this address*):

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

## STREET LIGHT OUT?

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

Missed trash or recycling, please call:  
*Republic Services 1-800-836-2143*

Please mail all correspondence to:

Danella Realty & Management Co. Inc.  
P.O. Box 1017  
Blue Bell, PA 19422  
610-834-6200, 610-834-6204 FAX

You may contact Eileen Kahn with your questions regarding:

- Exterior Alteration Requests, Work Orders
- Resale Information, Forms

[ekahn@danellarealty.com](mailto:ekahn@danellarealty.com)

Eileen Kahn, Assistant Manager

You may contact Rebecca Mason with your questions regarding:

- Delinquent Accounts, Challenges to Violations
- Declaration or Bylaws, Board concerns
- Contractor Issues

[rmason@danellarealty.com](mailto:rmason@danellarealty.com)

Rebecca Mason, Community Manager

*Have a Happy and Healthy  
New Year!*

# Oak Hill at Spring Ridge HOA

## 2019 Approved Budget

GL # Income	2018 Budget	2019 Budget
5010 Assessments	233,113	246,632
5020 Late Fees	0	0
5090 Misc. Income/Fines	0	0
5220 Pool Fees	0	0
5310 Interest Income	0	0
Total Income	233,113	246,632
<b>Expenses</b>		
GL # General & Administrative	2018 Budget	2019 Budget
7060 Property/Liability Ins.	4,000	4,000
7085 Office Expense	2,300	2,300
7110 Social Activities Expense	0	650
7120 Contingency	6,000	6,000
Total Gen & Admin.	12,300	12,950
GL # Maintenance & Grounds	2018 Budget	2019 Budget
6440 Landscape Maintenance	84,288	90,000
6445 Grounds Improvements	9,000	9,000
6475 Snow Removal	35,000	37,580
6450 Outside Labor & Parts	1,500	1,500
6490 Trash Removal	24,624	24,624
Total Maint. & Grounds	154,412	162,704
Professional Fees	2018 Budget	2019 Budget
8050 Professional - Legal	500	500
8065 Professional - Audit	2,000	2,100
8070 Management Fees	27,551	28,356
Total Administrative	30,051	30,956
GL # Utilities	2018 Budget	2019 Budget
7210 Electric	3,997	3,997
7225 Hydrants & Water	2,000	2,000
Total Utilities	5,997	5,997
GL # Reserves	2018 Budget	2019 Budget
8820 Income Taxes	25	25
9500 Reserve (Capital) Expense	30,328	34,000
Total Taxes & Reserves	30,353	34,025
Total Expenses	233,113	246,632

# Units	Home Model	2018 Qtrly HOA FEE	2019 Qtrly HOA FEE
18	Essex, Freeport, Hamilton	516.35	546.35
38	Julian, Dublin, Kingston	461.56	488.38
74	Ashford, Brussels, Clermont I/II	424.85	449.35

# Oak Hill at Spring Ridge HOA - Trash & Recycling Calendar

2019

January						
Su	Mo	Tu	We	Th	Fr	Sa
		H	2	3	4	5
6	7-T	8	9	10	11	12-CT
13	14-TR	15	16	17	18	19
20	21-T	22	23	24	25	26
27	28-TR	29	30	31		

February						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4-T	5	6	7	8	9
10	11-TR	12	13	14	15	16
17	18-T	19	20	21	22	23
24	25-TR	26	27	28		

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4-T	5	6	7	8	9
10	11-TR	12	13	14	15	16
17	18-T	19	20	21	22	23
24	25-TR	26	27	28	29	30
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
	1-T	2	3	4	5	6
7	8-TR	9	10	11	12	13
14	15-T	16	17	18	19	20
21	22-TR	23	24	25	26	27
28	29-T	30				

May						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6-TR	7	8	9	10	11
12	13-T	14	15	16	17	18
19	20-TR	21	22	23	24	25
26	H	28-T	29	30	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3-TR	4	5	6	7	8
9	10-T	11	12	13	14	15
16	17-TR	18	19	20	21	22
23	24-T	25	26	27	28	29
30						

July						
Su	Mo	Tu	We	Th	Fr	Sa
	1-TR	2	3	H	5	6
7	8-T	9	10	11	12	13
14	15-TR	16	17	18	19	20
21	22-T	23	24	25	26	27
28	29-TR	30	31			

August						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5-T	6	7	8	9	10
11	12-TR	13	14	15	16	17
18	19-T	20	21	22	23	24
25	26-TR	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
1	H	3-T	4	5	6	7
8	9-TR	10	11	12	13	14
15	16-T	17	18	19	20	21
22	23-TR	24	25	26	27	28
29	30-T					

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7-TR	8	9	10	11	12
13	12-T	15	16	17	18	19
20	21-TR	22	23	24	25	26
27	28-T	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4-TR	5	6	7	8	9
10	11-T	12	13	14	15	16
17	18-TR	19	20	21	22	23
24	25-T	26	27	H	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2-TR	3	4	5	6	7
8	9-T	10	11	12	13	14
15	16-TR	17	18	19	20	21
22	23-T	24	H	26	27	28
29	30-TR	31				

**Normal at-the-curb trash pickup day is Monday unless a holiday falls on a Monday, then pickup day is Tuesday.**

Limit is 3 - 32 gal. cans or bags and one bulk item per week. Recycling is bi-weekly. See calendar above.

Trash may be placed out at the curb after 6:00 PM the night before pick up if trash is placed in rigid cover containers.

Trash must be secure in heavy duty trash bags and then placed in rigid covered containers.

No trash shall be left in heavy duty trash bags (not white kitchen bags) at the curb before 6:00 AM of the pick up day.

Please secure your recyclables. They tend to fly away in the wind if not secured.

Problems or questions? Please, call Republic Services customer Service Dept. at 1-800-836-2143

KEY: T = Trash Pickup Only TR = Trash plus Recycling Pickup H = Holiday, CT - Christmas Tree Pick Up