



Welcome  
Spring

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

Cinco  
de  
Mayo  
May 5  
Party

Sunday, May 5, 2019  
5:00 PM until?  
Villages of Spring Ridge Rec Ctr.  
1 Village Dr.

Come join in on the fun. We will be setting up a Beef Taco Bar with all the fix'ns.

This is an Adult event and a BYOB for those that drink. We are requesting you bring a covered dish with a Mexican theme. We will have a Committee member coordinating your dishes to insure we have a well-rounded selection. The cost for the evening will be \$12.00 and this remittance should be sent or taken to Janice Beck at 152 Hickory Lane. Please respond by April 19, 2019. Bill Irrich will take your covered dish selections at 610-670-1909. If you are in doubt as to what to bring, Bill can give you some suggestions.

Authentic dress is welcome. So break out that Mexican hat you have been saving for such an occasion.

Please contact Ron Alesin if you have any questions 610-914-0601.

ANNUAL  
MEETING



The 2019 Annual Meeting is scheduled for Tuesday, May 14, 2019 at the Villages of Spring Ridge Clubhouse at 6:30 PM.

The purpose of this meeting is to elect two members to the Board of Directors. Also, we will review the 2018 Audit. The incumbents, James Dreibelbis and Donna Beissel have expressed a desire to continue to serve on the Board. Please contact Rebecca Mason at Danella Realty & Management by April 19, 2019 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!

**BLOWIN' IN THE WIND**

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.

**WHAT'S HAPPENING?**

We made it through winter without breaking our snow budget and we should have enough funds remaining to cover any snow in November or December.

The Board approved a contract with Pro Max fence to replace the rotting split rail fence around the retention pond. In addition, the Board is in the process of entering a contract to raise the concrete mailbox pads so that water does not pool under them when it rains. The asphalt overlay on our streets raised the street a little over an inch. The mailbox pedestals will be painted and the mailboxes cleaned. Late May or early June, we will seal coat the walking path going up the hill so the patches are not so noticeable. In addition, the first round of shrub replacement will occur this spring. We will continue shrub replacement in the fall. Some common area drainage will be enhanced this year.

**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.

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 an extra parking space.

## VSRHOA POOL MEMBERSHIP

The 2019 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. The 2019 pool applications will be mailed 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 (610) 926-8291 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 so it does not blow around in the wind.



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!**

## EXTERIOR ALTERATIONS

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 whether 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.

## SPRING CLEAN UP

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 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](mailto:rmason@danellarealty.com)

**Eileen Kahn, Assistant Manager,**  
[ekahn@danellarealty.com](mailto:ekahn@danellarealty.com)

*Please do not contact Board members directly.*

## 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 Eileen Kahn at [ekahn@danellarealty.com](mailto:ekahn@danellarealty.com).

## LOVE OUR DOGS!

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! You are reminded that dogs must always be on a leash when outside.